

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
14445	401	2	N5	1003	610340000708

Owner(s): **Abraham John Vincent**
Abraham Gemma Bridget

Situs Address: **33420 Beerman Creek Ln**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$16,000	\$9,500	\$25,500

Land Components

Category	Description
Neighborhood	Rural
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1971	1989		gbonham	1.000000	80650	00000	00000	0.806500	1.000000	0.920000

Base Cost Value:	\$137,367
Inventory Adjustment Total:	\$18,842
Adjusted Base Cost:	\$143,712
DRC:	\$115,904
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,872	2	3,838
Heating Accessory	Backed Fireplace	1	0	6,270	6,270
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,872	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,872	1	1,404
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Windows	Double	0	0		0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Laundry Tub	1	0	350	350

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Toilet	3	0	300	900

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	1	3	3.0	0	1	0	0	1			1,872	1,872	0.00	0.00	126,036.40	126,036.40

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Same as House	1.000000	0.834700	609.00	\$18,726.00	\$456.75	\$17,648.13	\$14,730.89

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	609	0.75	456.75
Foundation	Concrete	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.806500	572.00	\$26,394	\$829	\$25,045	\$20,199

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Shake Medium	0	572	0.75	429.00
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete	0	0	0	0
Ext Wall Material	B & B	0	0	0	0
Exterior Wall	Double	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.806500	572.00	\$26,394	\$829	\$25,045	\$20,199

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	0.92	1.00	0.81	160	\$6,384	\$0	\$5,873	\$4,737

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	0.92	1.00	0.81	2,386	\$7,158	\$0	\$6,585	\$5,311

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	0.92	1.00	0.81	160	\$1,600	\$0	\$1,472	\$1,187

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.92	1.00	0.81	640	\$9,600	\$0	\$8,832	\$7,123

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Mtl. C1 4	1.00	0.92	1.00	0.81	285	\$3,420	\$0	\$3,146	\$2,538

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
140	\$115,904	\$14,731	\$20,199	\$20,896	\$171,729	Residential	HS	\$25,500

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
144451		14445		\$381,087	2.22	\$111,820	4.78
				\$381,087			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$111,820	\$408,135	\$519,955	\$124,592	\$163,082	\$287,674	\$3,697.40
2024	\$121,883	\$381,087	\$502,970	\$128,329	\$167,974	\$296,303	\$3,813.54