

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>
14464	401	2	N5	1003	61034AC00700

Owner(s): **Smith William J**
Smith Bryn E

Situs Address: **33638 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	2.06	\$20,392	\$4,592	\$24,984

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1948	1948		gbonham	1.000000	58970	00000	00000	0.589700	1.100000	0.820000

Base Cost Value:	\$117,750
Inventory Adjustment Total:	\$16,165
Adjusted Base Cost:	\$120,792
DRC:	\$71,231
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	2,397	2	3,835
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,397	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	2,397	0	0
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Single	0	0		0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Lavatory	3	0	250	750
Plumbing	Toilet	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	1	0	750	750

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	1	0	3	2.0	0	1	0	0	0			2,397	2,397	0.00	0.00	117,750.06	117,750.06

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	Drive Concrete	1.00	0.82	1.00	0.59	320	\$960	\$0	\$787	\$464

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.80	864	\$8,868	\$0	\$8,868	\$7,099

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	0.82	1.00	0.59	342	\$5,130	\$0	\$4,207	\$2,481

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.82	1.00	0.59	40	\$680	\$0	\$558	\$329

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$71,231	\$0	\$0	\$10,373	\$81,604	Residential	HS	<u>\$24,984</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
144641		14464		\$181,088	2.22	<u>\$109,558</u>	<u>4.78</u>
				<u>\$181,088</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$109,557	\$194,166	\$303,723	\$62,824	\$133,290	\$196,114	\$2,541.68
2024	\$119,418	\$181,088	\$300,506	\$64,708	\$137,288	\$201,996	\$2,620.85

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202302639	04/28/2023	\$415,000	30	Yes	Primary	14464	61034AC00700
					Additional	14427	610340000211