Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
17833	401	5	ME	1006	71027CD02000
Owner(s):	Shahbazian Arvin	Situs A	ddress:	88495 Anchor Ct	
				Seaside.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	dd. Acres Reside	Acre	0.88	\$11,440	(\$10,120)	\$1,320
	Residential	HS	Acre	1.32	\$52,160	\$5,000	\$57,160
		Land Com	ponents				
	Category			Description			
Off-Site Improveme	nt	Asphalt-	Concrete Street				
On-Site Utilities		Cable Tv	7				
Off-Site Improveme	nt	Public A	ccess				
On-Site Utilities		Gas					
Site Adjustments		Med/Lig	ht Traffic				
On-Site Utilities		Electrici	ty				
Site Adjustments		Top-Med	l/Light				
On-Site Utilities		Septic S	ystem				
On-Site Utilities		Telephor	ie				
On-Site Improvement	nt	Landsca	pe-Fair				
Rural		Homesit	e-Average				
Neighborhood		Rural					
On-Site Utilities		Public W	ater				

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	150	2001	2001		rseverson	1.000000	87480	00000	00000	0.874800	1.000000).790000
								В	ase Cos	st Value:		\$203,813
							Invent	ory Ad	ljustme	nt Total:		\$29,073
								Adju	sted Ba	se Cost:		\$183,980

DRC: \$160,946

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,469	2	4,543
Heating Accessory	Pre-Fab Metal Box	2	0	3,580	7,160
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,469	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,469	0	370
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	3	0	450	1,350
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Kitchen Sink	1	0	600	600

Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	2.0	1	1	1	0	2			2,469	2,469	0.00	0.00	203,813.30	203,813.30

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.874800	1186.00	\$63,540	\$628	\$50,693	\$44,346

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	177.9	177.90
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00

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 Exposed Agg	1.00	0.79	1.00	0.87	480	\$1,920	\$0	\$1,517	\$1,327

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			O	ther	Impr	ovem	ents				
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	0.79	1.00	0.87	1,680	\$5,040	\$0	\$3,982	\$3,483
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Stamped Con	1.00	0.79	1.00	0.87	470	\$3,290	\$0	\$2,599	\$2,274
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Canopy Roof	1.00	0.79	1.00	0.87	192	\$1,920	\$0	\$1,517	\$1,327
Class-			LCM		Comp	Over-			Inventory	Adjusted	
Other SC 5 - A	Category Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.87	216	\$3,542	Adjust Total \$0	\$3,542	\$3,099
Class-	Catanami	Doggintis :	LCM	LMA %	Comp		Sign	Base Cost	Inventory	Adjusted	DRC
Other SC All - R	Category Other Improvements	Patio Description	1.00	0.79	1.00	all% 0.87	Size 268	\$804	Adjust Total \$0	Base Cost \$635	DRC \$556

Other In	nprovements
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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	W Deck w/Light Cover	1.00	0.79	1.00	0.87	668	\$20,374	\$0	\$16,095	\$14,080

Class- Other SC	C Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.79	1.00	0.87	38	\$1,843	\$0	\$1,456	\$1,274

RMV Summary (Before Index)

Improvement(s)						Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total		Program Type	Land Class	RMV before index
150	\$160,946	\$0	\$44,346	\$27,419	\$232,711		Residential	Add. Acres Residen	\$1,320
							Residential	HS	\$57,160
								Total:	\$58,480

Current RMV

_				Land				
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	178331		17833		\$596,928	2.57	\$196,639	3.67
					\$596,928			
					-	-		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$196,638	\$633,255	\$829,893	\$98,629	\$317,974	\$416,603	\$5,301.03
2024	\$214,336	\$596,928	\$811,264	\$101,587	\$327,513	\$429,100	\$5,470.45

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