

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
17914	401	5	D4	1006	71028BA00600

Owner(s): **Sjolander Jay A**
Sjolander Gina R

Situs Address: **89310 Ocean Dr**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre Ocean	5.00	\$129,700	\$6,600	\$136,300

Land Components

Category	Description
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
Water Front	Oceanfront
Neighborhood	Urban
Rural	Homesite-Average
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2017	2017	04/18/2018	llindberg	1.000000	9733	0000	0000	0.973300	1.000000	1.450000

Base Cost Value:	\$172,012
Inventory Adjustment Total:	\$31,815
Adjusted Base Cost:	\$295,550
DRC:	\$287,658
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	1	2,757	4,136	4,136
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	2,757	2	5,790
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Interior - Floor	Wood Subfloor	0	274	0	0
Interior - Floor	Concrete Slab	0	960	0	0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Toilet	4	0	300	1,200
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	2	0	1	3	3.0	1	1	1	0	0			2,757	2,757	0.00	0.00	172,012.15	172,012.15

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	Garden Shed Conv.	1.00	1.45	1.00	0.83	100	\$1,600	\$0	\$2,320	\$1,923

Residence Valuation

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Patio	1.00	1.45	1.00	0.97	125	\$375	\$0	\$544	\$529

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.45	1.00	0.97	426	\$16,997	\$0	\$24,646	\$23,988

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	1.45	1.00	0.83	32	\$544	\$0	\$789	\$654

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	1.45	1.00	0.97	96	\$960	\$0	\$1,392	\$1,355

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	1.45	1.00	0.97	160	\$2,400	\$0	\$3,480	\$3,387

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	1.00	1.45	1.00	0.97	80	\$240	\$0	\$348	\$339

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.45	1.00	0.97	88	\$3,511	\$0	\$5,091	\$4,955

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$287,658	\$0	\$0	\$37,131	\$324,789	Residential	HS	<u>\$136,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
179141		17914		\$720,002	2.22	<u>\$413,108</u>	<u>3.03</u>
				<u>\$720,002</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$301,538	\$458,044	\$759,582	\$231,611	\$274,629	\$506,240	\$6,511.85
2022	\$413,107	\$720,002	\$1,133,109	\$238,559	\$282,867	\$521,426	\$6,657.77

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201504811	06/24/2015	\$470,000	33	Yes	Primary	17914	71028BA00600
					Additional	52811	71028BA00600