

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
17969	401	5	D4	1006	71028CA01500

Owner(s): **Riley Matthew M**
Riley Katherine C
Riley Family Property Trust

Situs Address: **89048 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	2.08	\$99,100	\$6,600	\$105,700
	Residential	Misc. Land	Acre	1.89	\$0	\$0	\$0

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1955	2001	07/16/2013	mpincombe	1.000000	8837	0000	0000	0.883700	1.000000	1.450000

Base Cost Value:	\$148,794
Inventory Adjustment Total:	\$15,842
Adjusted Base Cost:	\$238,722
DRC:	\$210,958
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	0	2,001	2	3,102
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,000	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	2,000	0	0
Ext Wall Material	Cedar/Redwood	0	0		0
Ext Wall Material	Shingle	0	0		0
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Beams	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Laundry Hookup	1	0	0	0
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400

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	0	0	1.0	0	1	0	0	0			1,280	1,280	0.00	0.00	95,282.00	95,282.00
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			721	721	0.00	0.00	41,238.76	41,238.76

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.883700	504.00	\$24,093	\$4,900	\$42,040	\$37,151

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Cedar/Redwood	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	Detached	Unfinished	1.000000	0.883700	504.00	\$24,093	\$4,900	\$42,040	\$37,151

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Plumbing	Sauna 5X6	1	0	4500	4500.00
Foundation	Concrete		0	0	0
Roof Type	Flat	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch/Slab	1.00	1.45	1.00	0.88	144	\$5,270	\$0	\$7,642	\$6,753

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 Agg. Conc,	1.00	1.45	1.00	0.88	1,098	\$4,392	\$0	\$6,368	\$5,628

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	1.00	1.45	1.00	0.88	25	\$915	\$0	\$1,327	\$1,172

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	0.88	120	\$1,920	\$0	\$2,784	\$2,460

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	0.88	1,155	\$17,325	\$0	\$25,121	\$22,200

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	Patio	1.00	1.45	1.00	0.88	360	\$1,080	\$0	\$1,566	\$1,384

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.45	1.00	0.88	156	\$5,778	\$0	\$8,378	\$7,404

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	0.88	179	\$2,685	\$0	\$3,893	\$3,440

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 Flagstone/Conc.	1.00	1.45	1.00	0.88	295	\$4,573	\$0	\$6,630	\$5,859

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	1.00	1.45	1.00	0.88	35	\$1,281	\$0	\$1,857	\$1,641

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 Agg, Conc,	1.00	1.45	1.00	0.88	330	\$1,320	\$0	\$1,914	\$1,691

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$210,958	\$0	\$37,151	\$59,634	\$307,743	Residential	HS	\$105,700
						Residential	Misc. Land	\$0
							Total:	<u>\$105,700</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
179691		17969		\$682,214	2.22	\$320,363	3.03
				<u>\$682,214</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$233,841	\$434,272	\$668,113	\$159,898	\$341,037	\$500,935	\$6,509.88
2022	\$320,363	\$682,214	\$1,002,577	\$164,694	\$351,268	\$515,962	\$6,654.25