

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
18074	401	5	R	1006	71033AB00100

Owner(s):	Williams Joseph R Williams Barbara K Williams Revocable Living Trust	Situs Address:	89211 Pinehurst Rd Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site Ocean Front	1.00	\$210,000	\$27,400	\$237,400

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Average
On-Site Utilities	Septic System
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
Off-Site Improvement	Private Access
Off-Site Improvement	Public Access
Site Adjustments	View-Moderate
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
176	2003	2003			1.000000	88620	00000	00000	0.886200	1.000000	.820000

Base Cost Value:	\$788,238
Inventory Adjustment Total:	\$84,632
Adjusted Base Cost:	\$715,754
DRC:	\$634,301
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	1	2,993	5,238	5,238
Heating Accessory	Fireplace/Gas/Direct Vent	4	0	3,280	13,120
Interior - Accessory	Security System	1	1,961	300	300
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Heavy	0	1,961	-1	-2,745
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Disposal	1	0	250	250
Built-in Appliances	Oven/Double	1	0	2,600	2,600
Built-in Appliances	Microwave	1	0	1,760	1,760
Built-in Appliances	Built-in Refrigerator	1	0	6,310	6,310
Built-in Appliances	Cooktop	1	0	1,180	1,180
Built-in Appliances	Hood Fan	1	0	2,050	2,050
Built-in Appliances	Dishwasher	1	0	1,120	1,120
Plumbing	Bar Sink	1	0	1,200	1,200
Plumbing	Lavatory	6	0	2,400	14,400
Plumbing	Toilet	5	0	1,400	7,000

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	1	0	1,800	1,800
Plumbing	Bath Tub - Shower - Tile	1	0	4,500	4,500
Plumbing	Kitchen Sink	1	0	1,800	1,800
Plumbing	Shower Stall - Tile	3	0	5,300	15,900
Plumbing	Jet Tub	1	0	6,300	6,300
Plumbing	Water Heater (Std)	1	0	550	550

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	2	2.0		1			1			1,961	1,961	0.00	0.00	526,096.34	526,096.34
Second Floor		1	1	1	1	1.0	1							2,064	2,064	0.00	0.00	262,142.08	262,142.08

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.886200	1168.00	\$99,223	(\$635)	\$80,842	\$71,642

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Shake Heavy	0	1168	-1.4	-1635.20
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	2	0	500	1000.00

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	Drive Exposed Agg	1.00	0.82	1.00	0.89	2,600	\$10,400	\$0	\$8,528	\$7,558

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	0.82	1.00	0.89	409	\$1,636	\$0	\$1,342	\$1,189

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 Elabroate	1.00	0.82	1.00	0.89	409	\$9,407	\$0	\$7,714	\$6,836

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.82	1.00	0.89	271	\$13,144	\$0	\$10,778	\$9,551

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	0.82	1.00	0.89	5,000	\$3,000	\$0	\$2,460	\$2,180

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	
176	\$634,301	\$0	\$71,642	\$27,314	\$733,257	Residential	HS	<u>\$237,400</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524151		18074		\$1,407,453	1.92	<u>\$458,618</u>	<u>2.11</u>
				<u>\$1,407,453</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$458,618	\$1,506,752	\$1,965,370	\$335,193	\$903,997	\$1,239,190	\$15,834.21
2024	\$499,893	\$1,407,453	\$1,907,346	\$345,248	\$931,116	\$1,276,364	\$16,338.23