

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
18088	401	5	R	1006	71033AC00500

Owner(s):	Baney Corporation Baney Curtis A Baney Robin	Situs Address:	88708 Surfsands Rd Gearhart,
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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	1.22	\$160,000	\$57,400	\$217,400

### Land Components

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

# Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	176	2001	2001			1.000000	869100	000000	000000	0.869100	1.000000	0.820000
Base Cost Value:		\$688,556										
Inventory Adjustment Total:		\$75,478										
Adjusted Base Cost:		\$626,508										
DRC:		\$544,498										
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	3,028	2	5,238
Heating Accessory	Fireplace/Gas/Direct Vent	4	0	3,280	13,120
Interior - Accessory	Security System	1	4,109	300	300
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,198	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,162	0	0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	2	0	1,120	2,240
Built-in Appliances	Disposal	1	0	250	250
Built-in Appliances	Oven/Double	1	0	2,600	2,600
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,420	1,420
Built-in Appliances	Microwave	1	0	1,760	1,760
Plumbing	Lavatory	6	0	2,400	14,400
Plumbing	Toilet	5	0	1,400	7,000
Plumbing	Kitchen Sink	1	0	1,800	1,800
Plumbing	Water Heater (Std)	1	0	550	550
Plumbing	Bath Tub - W/O Shower	1	0	2,300	2,300
Plumbing	Bar Sink	1	0	1,200	1,200
Plumbing	Bath Tub - Shower	1	0	3,600	3,600
Plumbing	Shower Stall - Tile	3	0	5,300	15,900
Plumbing	Laundry Tub	1	0	1,800	1,800

## 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				1,501	1,501	0.00	0.00	462,643.94	462,643.94
Second Floor	1	1	1	1	2	2.0	1								1,697	1,697	0.00	0.00	225,911.84	225,911.84

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.869100	559.00	\$49,436	\$1,000	\$41,358	\$35,944

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0

# Residence Valuation

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.869100	559.00	\$49,436	\$1,000	\$41,358	\$35,944

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	559	0	0
Garage Component	Garage Door Opener	2	0	500	1000.00

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	0.82	1.00	0.87	2,500	\$10,000	\$0	\$8,200	\$7,127

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	0.82	1.00	0.87	7,500	\$4,500	\$0	\$3,690	\$3,207

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Agg, Conc,	1.00	0.82	1.00	0.87	270	\$1,080	\$0	\$886	\$770

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.82	1.00	0.87	36	\$612	\$0	\$502	\$436

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.82	1.00	0.87	170	\$8,245	\$0	\$6,761	\$5,876

# Residence Valuation

## Other Improvements

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	0.87	40	\$1,940	\$0	\$1,591	\$1,383

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	0.87	180	\$2,700	\$0	\$2,214	\$1,924

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	0.82	1.00	0.87	104	\$1,040	\$0	\$853	\$741

## Residence Valuation

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,590	1,590
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	1,022	3	3,403
Interior - Floor	Wood Subfloor	0	1,344	0	0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	700	1	840
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	450	450
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				1.0		1							700	700	0.00	0.00	65,151.00	65,151.00
Second Floor					3	1.0									644	644	0.00	0.00	37,884.64	37,884.64

## Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Canopy Roof	1.00	0.82	1.00	0.91	111	\$1,110	\$0	\$910	\$832

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	0.91	648	\$2,592	\$0	\$2,125	\$1,944

## RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Total		Land Class		
176	\$544,498	\$0	\$35,944	\$21,463	\$601,905	Residential	HS		\$217,400
146	\$84,668	\$0	\$0	\$2,776	\$87,443				
Totals:	\$629,166	\$0	\$35,944	\$24,239	\$689,349				

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534740		18088		\$167,843	1.92	\$457,780	2.11
523735		18088		\$1,155,330	1.92		
				<b>\$1,323,173</b>	<b>1.92</b>		

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$457,780	\$1,331,760	\$1,789,540	\$283,382	\$1,043,908	\$1,327,290	\$16,987.50
2025	\$457,780	\$1,323,173	\$1,780,953	\$291,883	\$1,075,225	\$1,367,108	\$17,535.14