

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
1811	401	2	N5	1004	409270000505

Owner(s): Fuerstenau Joshua	Situs Address:	79125 Hwy 53 Nehalem,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	dd. Acres Reside	Acre	4.22	\$10,550	\$0	\$10,550

Land Components

Category	Description
Water Front	River-Creek
Site Adjustments	Treed Lot
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
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 %
200	2021	2003	07/20/2022	cbrown	1.000000	88340	00000	00000	0.883400	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
0 - R	Other Improvements	Misc. Improvements	1.10	1.00	1.00	0.88		\$0	\$0	\$0	\$1,000

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class			Acres	Residen	
200	\$0	\$0	\$0	\$1,000	\$1,000	Residential	Add. Acres	Residen	<u>\$10,550</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538797		1811		\$2,219	2.22	<u>\$46,263</u>	<u>4.78</u>
				<u>\$2,219</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$46,262	\$2,360	\$48,622	\$31,008	\$0	\$31,008	\$449.84
2024	\$50,426	\$2,219	\$52,645	\$31,938	\$0	\$31,938	\$462.25