

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>
18116	101	3	H4	1006	71033DB04500

Owner(s): **Lindberg Patricia Susann**
Lindberg Torr Bjorn

Situs Address: **5190 Fairway Ave**
Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.59	\$920,000	\$39,750	\$959,750

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
151	1995	1995	06/17/2024	smaher	1.000000	84050	00000	00000	0.840500	2.900000	1.000000

Base Cost Value:	\$270,444
Inventory Adjustment Total:	\$25,610
Adjusted Base Cost:	\$858,555
DRC:	\$721,616
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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	2,646	2	4,683
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,394	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,394	1	1,556
Windows	Vinyl	0	0		0
Windows	Thermal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Range/Drop-In	1	0	900	900
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Toilet	3	0	450	1,350
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Jet Tub	1	0	3,900	3,900

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Bath Tub - W/O Shower	1	0	900	900

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
Basement	0	0	0	1	0	0	0	0	0	0	1	0	528	504	1,032	0.00	32,313.38	38,869.79	71,183.17
First Floor	1	1	1	0	3	2.0	1	0	0	0	0			2,394	2,394	0.00	0.00	199,260.80	199,260.80

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 Concrete	1.00	1.00	1.00	0.84	897	\$4,844	\$0	\$4,844	\$4,071

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	1.00	1.00	0.84	252	\$3,902	\$0	\$3,902	\$3,280

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.84	70	\$2,623	\$0	\$2,623	\$2,205

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.84	252	\$9,444	\$0	\$9,444	\$7,938

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
151	\$721,616	\$0	\$0	\$17,493	\$739,109	Residential	HS	<u>\$959,750</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
181161		18116		\$739,109	1.00	<u>\$959,750</u>	<u>1.00</u>
				<u>\$739,109</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$492,923	\$1,141,095	\$1,634,018	\$353,532	\$425,241	\$778,773	\$9,909.42
2024	\$959,750	\$739,109	\$1,698,859	\$364,137	\$437,998	\$802,135	\$10,226.18