

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>
18148	101	3	H	1006	71033DC01500

Owner(s):	Pasion Antonio J Revocable Trust 1/2 Pasion Dorothy A Revocable Trust 1/2 Pasion Dorothy A / Antonio J Trustee	Situs Address:	4510 High Ridge 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	Acre	0.24	\$300,000	\$339,250	\$639,250

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1992	1992	10/27/2023	mpincombe	1.000000	82330	00000	00000	0.823300	2.900000	1.000000

Base Cost Value:	\$281,090
Inventory Adjustment Total:	\$27,916
Adjusted Base Cost:	\$896,118
DRC:	\$737,774
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	2,518	2	4,583
Interior - Accessory	Security System	4	1,850	300	1,200
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	3,092	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Wood Shingle	0	1,267	1	1,394
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Heating Accessory	1 Story Chimney	1	0	840	840
Built-in Appliances	Self Exh Range/Grill	1	0	900	900
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Kitchen Sink	1	0	600	600

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200

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	0	0	0	1	2	1.0	0	1	0	0	1			1,267	1,267	0.00	0.00	130,851.90	130,851.90
Second Floor	1	1	1	0	2	2.0	0	0	0	0	0			1,884	1,884	0.00	0.00	110,779.32	110,779.32

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.823300	750.00	\$41,703	\$1,275	\$124,635	\$102,612

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Wood Shingle	0	0	825	825.00
Roof Type	Hip	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Foundation	Concrete	0	0	0	0

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	Sprinkler System	1.00	1.00	1.00	0.82	3,000	\$2,500	\$0	\$2,500	\$2,058

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	1.00	1.00	0.82	1,008	\$8,165	\$0	\$8,165	\$6,722

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	1.00	1.00	0.82	200	\$1,620	\$0	\$1,620	\$1,334

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	0.82	242	\$3,747	\$0	\$3,747	\$3,085

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	0.82	125	\$1,936	\$0	\$1,936	\$1,594

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 P APC Fnd	1.00	1.00	1.00	0.82	64	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$737,774	\$0	\$102,612	\$14,793	\$855,178	Residential	HS	<u>\$639,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
181481		18148		\$855,178	1.00	<u>\$639,250</u>	<u>1.00</u>
				<u>\$855,178</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$312,579	\$1,157,656	\$1,470,235	\$168,426	\$501,688	\$670,114	\$8,526.80
2024	\$639,250	\$855,178	\$1,494,428	\$173,478	\$516,738	\$690,216	\$8,799.34