

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>
18367	101	3	C	1005	71034CB01700

Owner(s):	Cameron Todd Cecil Cameron Laura Beth Anne	Situs Address: 2906 Pine Ct 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	0.32	\$145,000	\$117,250	\$262,250

Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
On-Site Utilities	Gas
Site Adjustments	View-Average
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Off-Site Improvement	Private Access
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
Water Front	River-Creek

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2001	2019	06/14/2024	smaher	1.000000	97480	00000	00000	0.974800	2.600000	1.000000

Base Cost Value:	\$226,819
Inventory Adjustment Total:	\$30,577
Adjusted Base Cost:	\$669,228
DRC:	\$652,363
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,848	1	4,130
Heating Accessory	Pre-Fab Metal Box	3	0	3,580	10,740
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,848	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,848	0	427
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave	1	0	520	520
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	3	0	450	1,350
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Shower Stall - Tile	1	0	2,600	2,600

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	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	1	1	1	4	3.0	0	1	0	0	1			2,848	2,848	0.00	0.00	226,818.60	226,818.60

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.974800	744.00	\$44,291	\$562	\$116,617	\$113,679

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	111.6	111.60
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00

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 Stamp Conc.	1.00	1.00	1.00	0.97	1,320	\$33,858	\$0	\$33,858	\$33,005

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	Patio Agg, Conc,	1.00	1.00	1.00	0.97	1,720	\$13,932	\$0	\$13,932	\$13,581

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.97	34	\$999	\$0	\$999	\$974

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 Composite	1.00	1.00	1.00	0.97	192	\$4,588	\$0	\$4,588	\$4,472

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.97	95	\$2,822	\$0	\$2,822	\$2,750

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$652,363	\$0	\$113,679	\$54,782	\$820,824	Residential	HS	<u>\$262,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
183671		18367		\$820,824	1.00	<u>\$262,250</u>	<u>1.00</u>
				<u>\$820,824</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$255,305	\$713,956	\$969,261	\$124,189	\$287,561	\$411,750	\$4,714.66
2024	\$262,250	\$820,824	\$1,083,074	\$127,914	\$296,187	\$424,101	\$4,850.42