Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	<u>-</u>	MA	NH	Tax Code	TaxMapKey
1889	401		2	N	1004	40931D002701
Owner(s):	Buck Andrew		Situs Add	lress:	77339 Hwy 53	
					Nehalem.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.28	\$35,700	\$4,500	\$40,200
		Land Con	nponents				
C	Category			Description			
Rural		Homesi	te-Average				
Off-Site Improveme	nt	Asphalt	-Concrete Street				
On-Site Utilities		Septic S	System				
On-Site Utilities		Electric	ity				
On-Site Utilities		Telepho	ne				
Off-Site Improveme	nt	Public A	Access				
Neighborhood		Rural					
On-Site Utilities		Private	Well				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	136	1984	1984		ncorkill	1.000000	77800	00000	00000	0.778000	1.100000	3.810000
								В	ase Co	st Value:		\$90,513
							Invent	ory Ac	ljustme	nt Total:		\$6,744
								Adju	sted Ba	ise Cost:		\$86,656
										DRC:		\$67,419

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric		0		0
Ext Wall Material	Wood/Bevel	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	1,416	2	2,336
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Concrete Slab	0	960	-2	-2,304
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	960	2	2,112
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350

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Residence Valuation

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	0	0	0	0	0		0	168	168	0.00	0.00	12,066.72	12,066.72
First Floor	1	1	0	0	0	1.0	0	1	0	0	0			960	960	0.00	0.00	60,298.80	60,298.80
Second Floor	0	0	0	0	0	0	0	0	0	0	0			288	288	0.00	0.00	18,147.48	18,147.48

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.963100	812.00	\$37,314	\$8,898	\$37,432	\$36,051

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Miscellaneous	User Defined	0	812	9.50985221	7722.00
Roofing Material	Enamel Sheet	0	560	2.1	1176.00
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	Garden Shed Conv.	1.00	0.81	1.00	0.78	256	\$3,712	\$0	\$3,007	\$1,942

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	1.00	0.81	1.00	0.78	480	\$1,440	\$0	\$1,166	\$907

Residence Valuation

Other 1	Improvements
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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	0.81	1.00	0.96	100	\$300	\$0	\$243	\$234

RMV Summary (Before Index)

		Improven	nent(s)		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
136	\$67,419	\$0	\$36,051	\$3,083	\$106,552	Residential	HS	\$40,200	

Current RMV

				Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index		Indexed RMV	Cumulative Index
18891		1889		\$236,452	2.22		\$176,281	4.78
				\$236,452		=		
					•			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$176,281	\$253,192	\$429,473	\$110,189	\$161,917	\$272,106	\$3,432.41
2024	\$192,146	\$236,452	\$428,598	\$113,494	\$166,774	\$280,268	\$3,541.24