

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2453	101	4	14	1012	41018BB00300

Owner(s):	Chen Shane Chen Shane Revocable Trust Chen Jennifer	Situs Address:	81102 Arcadia Rd Tolovana Park,
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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	FF Ocean	0.28	\$870,000	(\$493,200)	\$376,800

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Utilities	Septic System
Water Front	Oceanfront

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1996	2014	08/21/2014	sgibson	1.000000	94620	00000	00000	0.946200	1.100000	1.000000

Base Cost Value:	\$76,952
Inventory Adjustment Total:	\$13,628
Adjusted Base Cost:	\$99,638
DRC:	\$94,277
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	1,280	2	3,008
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
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	1,280	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,280	0	0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Jet Tub	1	0	3,300	3,300

Residence Valuation

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	0	2	2.0	0	1	0	0	0			1,280	1,280	0.00	0.00	73,092.40	73,092.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.946200	576.00	\$20,683	\$350	\$23,136	\$21,891

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	576	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	576	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

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	Wood Deck Fir	1.00	1.00	1.00	0.95	1,054	\$13,702	\$0	\$13,702	\$12,965

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	Deck Rails Plain	1.00	1.00	1.00	0.95	62	\$843	\$0	\$843	\$798

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 Stairs/Landing	1.00	1.00	1.00	0.95	24	\$432	\$0	\$432	\$409

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	0.95	72	\$324	\$0	\$324	\$307

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$94,277	\$0	\$21,891	\$14,478	\$130,646	Residential	HS	<u>\$376,800</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524154		2453		\$298,326	2.28	<u>\$896,258</u>	<u>2.28</u>
				<u>\$298,326</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$896,258	\$312,628	\$1,208,886	\$135,662	\$140,035	\$275,697	\$3,406.87
2024	\$860,407	\$298,326	\$1,158,733	\$139,731	\$144,236	\$283,967	\$3,764.46

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201908715	11/09/2019	\$710,000	21	Yes	Primary	2453	41018BB00300
					Additional	2469	41018BA01800
					Additional	2471	41018BA01802
					Additional	50650	41018BB00400
					Additional	2452	41018BB00200