

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>
2570	101	4	H4	1016	41019BC02103
Owner(s): Engrav Gregory Warren Engrav Mary Beth		Situation Address: 80444 Carnahan Rd Arch Cape,			

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	0.27	\$473,333	\$11,793	\$485,126

Land Components

<u>Category</u>	<u>Description</u>
Site Adjustments	Top-Med/Light
Water Front	Oceanfront
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Site Adjustments	View-Good
Neighborhood	Urban
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	1955	1992	10/11/2013	mpincombe	1.000000	82370	00000	00000	0.823700	1.100000	2.250000

Base Cost Value:	\$113,789
Inventory Adjustment Total:	\$14,830
Adjusted Base Cost:	\$318,333
DRC:	\$262,211
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	1,359	0	0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	1	2,047	3,071	3,071
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	2,047	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,359	2	2,990
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250

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	1.0	0	0	0	0	0			1,359	1,359	0.00	0.00	76,250.82	76,250.82

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
Second Floor				1	1	1.0								688	688	0.00	0.00	31,831.48	31,831.48

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.823700	163.00	\$10,357	(\$700)	\$23,901	\$19,687

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00

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	Patio	1.00	2.25	1.00	0.82	224	\$1,008	\$0	\$2,268	\$1,868

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	2.25	1.00	0.82	165	\$2,805	\$0	\$6,311	\$5,199

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	Fencing Cedar 4 ft	1.00	2.25	1.00	0.82	13	\$247	\$0	\$556	\$458

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	2.25	1.00	0.82	43	\$1,032	\$0	\$2,322	\$1,913

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Roof/ House Extension	1.10	2.25	1.00	0.82	112	\$1,019	\$0	\$2,523	\$2,078

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	2.25	1.00	0.82	112	\$504	\$0	\$1,134	\$934

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
136	\$262,211	\$0	\$19,687	\$12,449	\$294,347	Residential	HS	<u><u>\$485,126</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
25701		2570		\$726,080	2.47	<u><u>\$1,209,341</u></u>	<u><u>2.39</u></u>
				<u><u>\$726,080</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,209,341	\$760,924	\$1,970,265	\$510,426	\$253,820	\$764,246	\$9,846.33
2024	\$1,160,967	\$726,080	\$1,887,047	\$525,738	\$261,434	\$787,172	\$10,833.91