

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>
2864	101	4	H4	1007	41030BB04002

Owner(s):	Roth Scott D Roth Allison P Roth Family Trust	Situs Address: 80004 Pacific Rd Arch Cape,
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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	0.26	\$450,000	\$19,035	\$469,035

Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Suburban
Site Adjustments	View-Good
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Off-Site Improvement	Gravel-Dirt Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1997	1997	02/08/2016	cmccleary	1.000000	85190	00000	00000	0.851900	1.000000	1.700000

Base Cost Value:	\$289,472
Inventory Adjustment Total:	\$32,110
Adjusted Base Cost:	\$546,690
DRC:	\$465,726
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	1	0	0	0
Heating & Cooling	Heat Pump	0	3,146	2	6,670
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,885	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	2,346	1	2,581
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Heating Accessory	2 Story Chimney	1	0	1,120	1,120
Built-in Appliances	Warming Drawer	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Bar Sink	1	0	450	450
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bath Tub - Shower - Tile	3	0	1,800	5,400
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Toilet	5	0	450	2,250
Plumbing	Water Heater (Std)	1	0	450	450

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	1	1	1.0	1	1	1	0	1			2,346	2,346	0.00	0.00	196,347.20	196,347.20
Second Floor	0	0	0	0	4	3.0	0	0	0	0	0			1,536	1,536	0.00	0.00	93,125.28	93,125.28

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.851900	240.00	\$22,342	\$1,005	\$39,690	\$33,812

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Wood Shingle	0	0	264	264.00
Roofing Material	Shake Medium	0	448	0.65	291.20
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.851900	144.00	\$18,161	\$94	\$31,033	\$26,437

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Shake Medium	0	144	0.65	93.60
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0

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	Wood Deck Treated	1.00	1.70	1.00	0.85	1,082	\$18,394	\$0	\$31,270	\$26,639

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.70	1.00	0.85	100	\$1,900	\$0	\$3,230	\$2,752

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	1.70	1.00	0.85	624	\$2,808	\$0	\$4,774	\$4,067

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Patio	1.00	1.70	1.00	0.85	77	\$347	\$0	\$589	\$502

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 Decorative	1.00	1.70	1.00	0.85	110	\$1,716	\$0	\$2,917	\$2,485

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	Wood Deck Stairs/Landing	1.00	1.70	1.00	0.85	48	\$864	\$0	\$1,469	\$1,251

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	1.70	1.00	0.85	72	\$1,296	\$0	\$2,203	\$1,877

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	1.70	1.00	0.85	47	\$639	\$0	\$1,087	\$926

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Shed Cedar L.E.Gab	1.00	1.70	1.00	0.85	48	\$1,705	\$0	\$2,899	\$2,470

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	\$465,726	\$0	\$60,249	\$42,967	\$568,942	Residential	HS	<u>\$469,035</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
28641		2864		\$1,403,438	2.47	<u>\$1,169,228</u>	<u>2.39</u>
				<u>\$1,403,438</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,169,228	\$1,471,697	\$2,640,925	\$556,700	\$580,406	\$1,137,106	\$14,650.16
2024	\$1,122,458	\$1,403,438	\$2,525,896	\$573,401	\$597,818	\$1,171,219	\$16,119.61

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201103550	05/03/2011	\$795,000	04	Yes	Primary	2864	41030BB04002
					Additional	2862	41030BB04000
201102067	01/26/2011	\$795,000	04	Yes	Primary	2864	41030BB04002
					Additional	2862	41030BB04000
201100058	12/30/2010	\$795,000	04	Yes	Primary	2864	41030BB04002
					Additional	2862	41030BB04000