

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2933	101	4	H	1007	41030BC06100

Owner(s): **Roberts Jill S**
Wray Deanna L
Manske Tara M

Situs Address: **79902 W Beach Rd**
Arch Cape,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$130,000	\$45,460	\$175,460

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
144	1988	1988	10/28/2013	llindberg	1.000000	81190	00000	00000	0.811900	1.000000	1.450000

Base Cost Value:	\$98,229
Inventory Adjustment Total:	\$13,163
Adjusted Base Cost:	\$161,518
DRC:	\$131,136
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,056	3	3,369
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Floor	Wood Subfloor	0	1,296	0	0
Roofing Material	Composition Arch	0	816	0	204
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Channel	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Mans	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	1	0	0	0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Range/Drop-In	1	0	680	680
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

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	1	1.0	0	1	0	0	0			816	816	0.00	0.00	71,177.20	71,177.20
Half Story	0	0	0	0	1	1.0	0	0	0	0	0			480	480	0.00	0.00	27,051.90	27,051.90

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	1.45	1.00	0.81	48	\$1,428	\$0	\$2,071	\$1,681

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	1.45	1.00	0.81	260	\$4,420	\$0	\$6,409	\$5,203

Residence Valuation

Other Improvements

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 Gab.R.	1.00	1.45	1.00	0.81	18	\$873	\$0	\$1,266	\$1,028

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	1.45	1.00	0.81	156	\$2,652	\$0	\$3,845	\$3,122

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	1.45	1.00	0.91	64	\$1,904	\$0	\$2,761	\$2,524

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements				Land Class		
144	\$131,136	\$0	\$0	\$13,559	\$144,695	Residential	HS		<u>\$175,460</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
29331		2933		\$382,994	2.65	<u>\$284,337</u>	<u>1.62</u>
				<u>\$382,994</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$218,721	\$193,807	\$412,528	\$109,535	\$182,111	\$291,646	\$3,824.66
2022	\$284,337	\$382,994	\$667,331	\$112,821	\$187,574	\$300,395	\$3,892.72