

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
3175	101	4	K	1015	41031BC00100

Owner(s): **Blecha Joseph Simon**  
**Klein Ericka**

Situs Address: **31912 Clatsop Ln**  
**Arch Cape,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.79	\$163,800	\$41,800	\$205,600

### Land Components

Category	Description
Neighborhood	Urban
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Septic System
Rural	Homesite-Average
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 %
142	1997	1997	10/08/2013	mpincombe	1.000000	8462	0000	0000	0.846200	1.000000	1.000000

Base Cost Value:	\$84,345
Inventory Adjustment Total:	\$8,234
Adjusted Base Cost:	\$92,579
DRC:	\$78,340
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	840	2	1,764
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	984	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Windows	Vinyl	0	0		0
Roofing Material	Composition Arch	0	840	0	210
Roofing Material	Skylights	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Toilet	1	0	300	300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	1	0	350	350

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	0	0	0	0	0	0	0	144	144	0.00	11,920.80	0.00	11,920.80		
First Floor	1	1	1	0	2	1.0	0	1	0	0	0	840	840	0.00	0.00	72,424.00	72,424.00		

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Cov. Porch Shed R	1.00	1.00	1.00	0.85	120	\$5,424	\$0	\$5,424	\$4,590

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.85	14	\$417	\$0	\$417	\$352

# 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	Garden Shed Conv.	1.00	1.00	1.00	0.85	32	\$952	\$0	\$952	\$806

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
142	\$78,340	\$0	\$0	\$5,748	\$84,088	Residential	HS	<u>\$205,600</u>	

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
31751		3175		\$257,644	3.06	<u>\$409,177</u>	<u>1.99</u>
				<u>\$257,644</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$409,177	\$247,028	\$656,205	\$80,419	\$84,197	\$164,616	\$2,331.01
2025	\$409,177	\$257,644	\$666,821	\$82,831	\$86,722	\$169,553	\$2,414.18