

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>
3578	401	2	J5	0802	507230000500

Owner(s): Van Leeuwen Erika Rae	Situs Address: 81911 Hwy 103
Stemper Gary	Seaside,
Et Al	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$24,668	\$11,983	\$36,651

Land Components

Category	Description
Off-Site Improvement	Public Access
Water Front	River-Creek
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1997	1997	07/18/2013	cleader	1.000000	8462	0000	0000	0.846200	1.000000	0.820000

Base Cost Value:	\$68,304
Inventory Adjustment Total:	\$3,534
Adjusted Base Cost:	\$58,907
DRC:	\$49,847
Adjudicated Value:	

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		4	2.0						1,782	1,782	0.00	0.00	70,227.74	70,227.74		

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Same as House	1.000000	0.443800	600.00	\$13,810.00	(\$1,200.00)	\$11,374.22	\$5,047.88

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	600	-2	-1200.00
Roofing Material	Aluminum Sheet	0	600	0	0

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	0.82	1.00	0.85	600	\$9,000	\$0	\$7,380	\$6,245

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.44	600	\$9,828	\$4,060	\$13,888	\$6,163

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 60 amp	1	0	900	900.00
Electrical	Wiring per outlet 110 volts	8	0	70	560.00
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Feeder Barn	1.00	1.00	1.00	0.44	900	\$9,474	\$730	\$10,204	\$4,529

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior-Floor-Loft	Plank Flooring	0	200	3.65	730.00

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	0.82	1.00	0.85	128	\$1,920	\$0	\$1,574	\$1,332

Residence Valuation

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - A	Outbuildings	Lean-to-Class 3	1.00	1.00	1.00	0.44	300	\$1,275	\$0	\$1,275	\$566

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Arenas	1.00	1.00	1.00	0.93	11,520	\$97,419	\$16,200	\$113,619	\$105,779

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Accessory	Box Stall-12 x 12	9	0	1800	16200.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
199	\$49,847	\$5,048	\$0	\$124,614	\$179,509	Residential	HS	\$36,651

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
525390		3578		\$388,882	2.17	\$460,029	12.55
				\$388,882			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$460,029	\$391,455	\$851,484	\$95,997	\$251,022	\$347,019	\$3,870.50
2025	\$460,029	\$388,882	\$848,911	\$98,876	\$258,552	\$357,428	\$3,984.56

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202406524	11/20/2024	\$501,000	34	Yes	Primary	3578	507230000500
					Additional	3577	507230000500