

# 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>
3642	401	2	J	0802	507280000508

Owner(s): **Sweeney Elaine**

Situs Address: **82362 Maple Rd  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.03	\$6,132	\$4,500	\$10,632

### Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	Top-Med/Light
On-Site Utilities	Septic System
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			1.000000	85190	00000	00000	0.851900	1.000000	0.820000

Base Cost Value:	\$51,581
Inventory Adjustment Total:	\$2,250
Adjusted Base Cost:	\$44,141
DRC:	\$37,604
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	0	3	2.0	0	1	0	0	0			1,296	1,296	0.00	0.00	50,205.04	50,205.04

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.851900	320.00	\$13,960	\$0	\$12,592	\$10,727

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	320	0	0

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch/Slab	1.00	0.82	1.00	0.85	96	\$3,514	\$0	\$2,881	\$2,454

## 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	Drive Concrete	1.00	0.82	1.00	0.85	64	\$192	\$0	\$157	\$134

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	0.82	1.00	0.85	80	\$1,280	\$0	\$1,050	\$894

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	0.82	1.00	0.85	200	\$3,000	\$0	\$2,460	\$2,096

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	0.82	1.00	0.85	96	\$1,536	\$0	\$1,260	\$1,073

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To	1.00	0.82	1.00	0.85	288	\$749	\$0	\$614	\$523

## Residence Valuation

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### 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 Picket	1.00	0.82	1.00	0.85	300	\$6,000	\$0	\$4,920	\$4,191

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Split Rail	1.00	0.82	1.00	0.85	150	\$1,350	\$0	\$1,107	\$943

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 Mtl. C1 3.5	1.00	0.82	1.00	0.85	200	\$2,200	\$0	\$1,804	\$1,537

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### 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	\$37,604	\$0	\$10,727	\$13,846	\$62,177	Residential	HS	<u>\$10,632</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524312		3642		\$134,697	2.17	<u>\$122,430</u>	<u>12.55</u>
				<u>\$134,697</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$122,430	\$144,254	\$266,684	\$39,078	\$98,369	\$137,447	\$1,593.87
2024	\$133,448	\$134,697	\$268,145	\$40,250	\$101,320	\$141,570	\$1,645.26