Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	<u> </u>	MA	NH	Tax Code	TaxMapKey
3688	101		2	R5	0802	50728AC02205
Owner(s):	Dugan Karl L		Situs Ado		82551 Elm Dr Seaside.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.71	\$6,000	\$9,500	\$15,500
C	Category			Description			
Site Adjustments		Top-Me	ed/Light		_		
Site Adjustments		Med/Li	ght Traffic				
Neighborhood		Rural					
Water Front		River-C	Creek				
Off-Site Improvement Public Access							
Rural Homesite-Average							
Off-Site Improvement Gra			Dirt Street				

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Residence Valuation

Improvement: 1	Stat Class	Year Built	I	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall I	LCM %	LMA %
	199	1995		1995	01/14/2015	cmccleary	1.000000	84050	00000	00000	0.840500	1.000000).820000

Base Cost Value:

\$60,934

Inventory Adjustment Total:

\$6,511

Adjusted Base Cost:

\$55,305 \$46,484

DRC:

Adjudicated Value:

Room Grid

							Full	Half						Aı	ea			Base	Cost	
	Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Fir	rst Floor	1	1			4	2.0		1						1,542	1,542	0.00	0.00	62,650.94	62,650.94

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.840500	576.00	\$15,267	(\$700)	\$13,139	\$11,044

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	576	0	0
Roofing Material	Built-Up	0	576	0	0
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00

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	0.84	698	\$10,470	\$0	\$8,585	\$7,216

Residence Valuation

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	0.82	1.00	0.84	698	\$6,980	\$0	\$5,724	\$4,811
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	0.84	112	\$291	\$0	\$239	\$201
Class-			LCM		Comp				Inventory	Adjusted	
Other SC	Category	Description	1.00	0.82	1.00	all% 0.84	Size 2,312	Base Cost \$6,936	Adjust Total \$0	Base Cost \$5,688	DRC \$4,780

RMV Summary (Before Index)

		Improve	nent(s)				Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index			
199	\$46,484	\$0	\$11,044	\$17,008	\$74,535	Residential	HS	\$15,500			

Current RMV

]	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
525441		3688		\$278,932	3.74	\$90,698	6.38
				\$278,932			
					-		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$90,698	\$298,748	\$389,446	\$37,985	\$106,291	\$144,276	\$1,669.78
2024	\$98,860	\$278,932	\$377,792	\$39,124	\$109,479	\$148,603	\$1,723.71

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