

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>
4091	401	2	J5	0802	508000004800

Owner(s):	Smith Clay Smith Karma	Situs Address: 42622 Hwy 26 Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.50	\$12,250	\$9,500	\$21,750

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Private Access
Water Front	River-Creek
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	2002	2002	03/22/2016	charper	1.000000	88050	00000	00000	0.880500	1.000000	1.000000

Base Cost Value:	\$304,262
Inventory Adjustment Total:	\$23,228
Adjusted Base Cost:	\$327,490
DRC:	\$288,355
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	4,240	1	5,936
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Interior - Floor	Wood Subfloor	0	4,240	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Heavy	0	2,436	0	852
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Full Bath	1	0	2,350	2,350
Plumbing	Toilet	1	0	450	450
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Shower Stall - Tile	1	0	2,600	2,600

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
First Floor	1	1	1	0	1	2.0	0	1	0	0	0	2,436	2,436	0.00	0.00	201,810.20	201,810.20		

Residence Valuation

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
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			1,804	1,804	0.00	0.00	102,452.08	102,452.08

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Same as House	1.000000	0.880500	760.00	\$23,256.00	(\$1,900.00)	\$21,356.00	\$18,803.96

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	760	-2.5	-1900.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.880500	576.00	\$26,529	\$0	\$26,529	\$23,359

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.54	160	\$2,320	\$0	\$2,320	\$1,263

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.88	1,368	\$66,348	\$0	\$66,348	\$58,419

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.54	384	\$4,600	\$0	\$4,600	\$2,505

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.88	1,200	\$22,016	\$1,300	\$23,316	\$20,530

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Roof/ House Extension	1.00	1.00	1.00	0.88	336	\$3,555	\$0	\$3,555	\$3,130

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$288,355	\$18,804	\$23,359	\$85,848	\$416,366	Residential	HS	<u>\$21,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536784		4091		\$902,002	2.17	<u>\$250,458</u>	<u>12.55</u>
				<u>\$902,002</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$250,457	\$965,820	\$1,216,277	\$75,156	\$354,492	\$429,648	\$4,775.23
2024	\$272,999	\$902,002	\$1,175,001	\$77,410	\$365,126	\$442,536	\$4,935.85