

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>
4316	641	2	N	1014	509220000300

Owner(s):	Dohrn Colleen A Trustee Dohrn Colleen A Trust	Situs Address: 37517 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	5.00	\$35,000	\$4,500	\$39,500
	Residential	Timberland/Resic	Acre		\$0	\$0	\$0

Land Components

Category	Description
Off-Site Improvement	Private Access
Off-Site Improvement	Gravel-Dirt Street
Rural	Homesite-Average
Neighborhood	Rural
Site Adjustments	Excess Traffic
On-Site Utilities	Private Well
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2005	2005			1.000000	89750	00000	00000	0.897500	1.000000	1.040000

Base Cost Value:	\$227,001
Inventory Adjustment Total:	\$40,292
Adjusted Base Cost:	\$277,985
DRC:	\$249,491
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	2,851	3	7,840
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Roof Type	Clerestory	0	0		0
Roofing Material	Enamel Sheet	0	2,851	2	5,702
Windows	Double	0	0		0
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Elab Fireplace	1	0	5,600	5,600
Interior - Cabinetry	Cabinets Medium Quality	1	0	11,200	11,200
Interior - Cabinetry	Hard Wood	1	0	0	0
Ext Wall Material	Stone Veneer	0	650	0	0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Shingle	0	0		0
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Cooktop	1	0	550	550
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Single	1	0	870	870
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Toilet	2	0	450	900
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Kitchen Sink	2	0	600	1,200

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
First Floor	1	2			3	2.0				1	1			2,851	2,851	0.00	0.00	227,000.70	227,000.70

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.897500	624.00	\$39,065	\$1,248	\$41,926	\$37,628

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Enamel Sheet	0	624	2	1248.00

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 Elabroate	1.00	1.04	1.00	0.90	740	\$17,020	\$0	\$17,701	\$15,886

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 Elabroate	1.00	1.04	1.00	0.90	175	\$4,025	\$0	\$4,186	\$3,757

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	Patio	1.00	1.04	1.00	0.90	378	\$1,134	\$0	\$1,179	\$1,058

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Flagstone/Conc.	1.00	1.04	1.00	0.90	80	\$1,240	\$0	\$1,290	\$1,157

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Generator/Electrical	1.00	1.04	1.00	0.90	1	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
150	\$249,491	\$0	\$37,628	\$21,859	\$308,979	Residential	HS	\$39,500
						Residential	Timberland/Resid	\$0
							Total:	<u>\$39,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528919		4316		\$685,660	2.22	<u>\$173,212</u>	<u>4.78</u>
				<u>\$685,660</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$173,211	\$733,977	\$907,188	\$86,014	\$357,806	\$443,820	\$5,910.74
2024	\$188,801	\$685,660	\$874,461	\$88,827	\$368,540	\$457,367	\$6,102.29