

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>
4352	401	2	N5	1014	509220001500

Owner(s):	Akhtar Sulaiman Ahmad Akhtar Stephanie Ann	Situs Address: 37418 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	\$30,986	\$7,415	\$38,401

Land Components

Category	Description
On-Site Utilities	Septic System
On-Site Utilities	Private Well
Neighborhood	Rural
Water Front	River-Creek
On-Site Utilities	Electricity
Off-Site Improvement	No Street
Off-Site Improvement	Private Access
Rural	Homesite-Good
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	1976	1976		ncorkill	1.000000	73360	00000	00000	0.733600	1.000000	1.030000

Base Cost Value:	\$236,204
Inventory Adjustment Total:	\$29,243
Adjusted Base Cost:	\$273,410
DRC:	\$200,574
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	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	3,387	1	4,742
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,387	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition	0	3,387	-0	-339
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Heating Accessory	Backed Fireplace	1	0	7,280	7,280
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Toilet	4	0	450	1,800
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Shower Stall - Door	1	0	0	0

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Door	2	0	250	500

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	1	3	3.0	1	1	0	0	1			3,387	3,387	0.00	0.00	259,535.90	259,535.90

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.733600	600.00	\$34,602	\$390	\$36,042	\$26,440

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition	0	0	-60	-60.00
Ext Wall Material	Stone	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Roof Type	Hip	0	0	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	1.03	1.00	0.73	484	\$7,260	\$0	\$7,478	\$5,486

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	Wood Deck Treated	1.00	1.03	1.00	0.73	128	\$1,920	\$0	\$1,978	\$1,451

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	1.03	1.00	0.73	575	\$1,725	\$0	\$1,777	\$1,303

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	0.73	1,276	\$18,311	(\$5,067)	\$13,244	\$9,716

Other Components

			Category	Description				Quantity	Area	Unit Cost	Adj. Cost
			Interior - Floor	Dirt				0	1126	-4.5	-5067.00
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To/Light	1.00	1.03	1.00	0.73	300	\$780	\$0	\$803	\$589

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 3/4	1.00	1.03	1.00	0.73	475	\$33,991	\$0	\$35,011	\$25,684

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	\$200,574	\$0	\$26,440	\$44,229	\$271,243	Residential	HS	\$38,401

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
43521		4352		\$601,919	2.22	\$168,391	4.78
				\$601,919			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$168,390	\$645,140	\$813,530	\$192,930	\$351,268	\$544,198	\$7,247.57
2024	\$183,546	\$601,919	\$785,465	\$198,717	\$361,806	\$560,523	\$7,478.61

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202203152	04/11/2022	\$675,000	30	Yes	Primary	4352	509220001500
					Additional	4351	509220001500
201606631	08/25/2016	\$310,000	34	Yes	Primary	4352	509220001500
					Additional	4351	509220001500
201101953	02/24/2011	\$250,000	35	Yes	Primary	4352	509220001500
					Additional	4351	509220001500

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200907882	08/11/2009	\$251,047	04	Yes	Primary	4352	509220001500
					Additional	4351	509220001500
200502495	02/23/2005	\$410,000	30	Yes	Primary	4351	509220001500
					Additional	4352	509220001500