

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> |
| 4671 | 401 | 2 | N5 | 1003 | 51014CA00300 |

| | | |
|-----------|------------------------------------|---|
| Owner(s): | White Scott W White Stephanie R | Situs Address: 34353 Hwy 26 Seaside, |
|-----------|------------------------------------|---|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 5.00 | \$26,136 | \$11,818 | \$37,955 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| On-Site Utilities | Septic System |
| Off-Site Improvement | Asphalt-Concrete Street |
| Neighborhood | Recreation |
| On-Site Utilities | Telephone |
| On-Site Utilities | Public Water |
| On-Site Utilities | Electricity |
| Off-Site Improvement | Public Access |
| Water Front | River-Creek |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 166 | 2003 | 2003 | 06/03/2013 | cleader | 1.000000 | 88620 | 00000 | 00000 | 0.886200 | 1.000000 | 1.030000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$627,449 |
| Inventory Adjustment Total: | \$59,059 |
| Adjusted Base Cost: | \$707,104 |
| DRC: | \$626,635 |
| 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 | Forced Air | 0 | 4,744 | 1 | 6,879 |
| Heating Accessory | Elab Fireplace | 1 | 0 | 6,330 | 6,330 |
| Interior - Accessory | Fire/Sprinkler System | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 5,850 | 0 | 0 |
| Roof Type | Complex | 0 | 0 | | 0 |
| Roofing Material | Shake Medium | 0 | 3,639 | 0 | 0 |
| Ext Wall Material | Stone | 0 | 0 | | 0 |
| Ext Wall Material | B & B | 0 | 0 | | 0 |
| Ext Wall Material | Shingle | 0 | 0 | | 0 |
| Built-in Appliances | Deluxe Range | 1 | 0 | 1,570 | 1,570 |
| Built-in Appliances | Dishwasher | 1 | 0 | 890 | 890 |
| Built-in Appliances | Oven/Single | 1 | 0 | 1,190 | 1,190 |
| Built-in Appliances | Microwave | 1 | 0 | 800 | 800 |
| Built-in Appliances | Hood Fan | 1 | 0 | 800 | 800 |
| Built-in Appliances | Wine Cooler/Under Counter | 1 | 0 | 1,360 | 1,360 |
| Built-in Appliances | Warming Drawer | 1 | 0 | 1,130 | 1,130 |
| Built-in Appliances | Disposal | 1 | 0 | 210 | 210 |
| Plumbing | Water Heater (Std) | 1 | 0 | 500 | 500 |
| Plumbing | Laundry Tub | 1 | 0 | 1,100 | 1,100 |
| Plumbing | Bar Sink | 1 | 0 | 700 | 700 |
| Plumbing | Jet Tub | 1 | 0 | 4,900 | 4,900 |
| Plumbing | Sauna 5X6 | 1 | 0 | 4,500 | 4,500 |
| Plumbing | Lavatory | 6 | 0 | 1,500 | 9,000 |
| Plumbing | Toilet | 5 | 0 | 800 | 4,000 |

Residence Valuation

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------|---------------------|----------|------|-----------|-----------|
| Plumbing | Kitchen Sink | 1 | 0 | 1,200 | 1,200 |
| Plumbing | Bath Tub - Shower | 2 | 0 | 2,400 | 4,800 |
| Plumbing | Shower Stall - Tile | 2 | 0 | 3,600 | 7,200 |

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 | | 2 | 2.0 | 1 | 1 | | | 1 | | | 3,639 | 3,639 | 0.00 | 0.00 | 446,167.30 | 446,167.30 |
| Second Floor | | | | 1 | 3 | 2.0 | | | 2 | | | | | 2,211 | 2,211 | 0.00 | 0.00 | 181,282.16 | 181,282.16 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|---------|-----------|------------------------|--------------------|----------|
| 6 | Attached | Finished | 1.000000 | 0.886200 | 1267.00 | \$90,911 | (\$1,774) | \$91,811 | \$81,363 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Foundation | Concrete | 0 | 0 | 0 | 0 |
| Roof Type | Gable | 0 | 0 | 0 | 0 |
| Roofing Material | Shake Heavy | 0 | 1267 | -1.4 | -1773.80 |
| Ext Wall Material | Shingle | 0 | 0 | 0 | 0 |
| Garage Component | Garage Door Opener | 0 | 0 | 0 | 0 |

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 3 | Detached | Unfinished | 1.000000 | 0.886200 | 384.00 | \$16,467 | \$134 | \$18,809 | \$16,669 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|------------------|----------|------|-----------|-----------|
| Roofing Material | Composition Arch | 0 | 384 | 0.35 | 134.40 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | 0 | 0 |

Residence Valuation

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|---------|-----------|------------------------|--------------------|-----------|
| 4 | Detached | Finished | 1.000000 | 0.886200 | 5700.00 | \$219,539 | \$42,307 | \$269,701 | \$239,009 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|-------------------------|----------|------|------------|-----------|
| Heating & Cooling | Forced Air | 0 | 700 | 4.8 | 3360.00 |
| Plumbing | Full Bath | 1 | 0 | 1600 | 1600.00 |
| Roofing Material | Composition Arch | 0 | 5700 | 0.25 | 1425.00 |
| Heating & Cooling | Hot Water Baseboard | 0 | 5000 | 2.35 | 11750.00 |
| Garage Component | Gar. 2nd Floor-Low Cost | 0 | 560 | 43.1642857 | 24172.00 |

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|---------|-----------|------------------------|--------------------|-----------|
| 4 | Attached | Finished | 1.000000 | 0.988400 | 6890.00 | \$263,902 | \$17,914 | \$290,271 | \$286,904 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|------------------|----------|------|-----------|-----------|
| Foundation | Concrete | 0 | 0 | 0 | 0 |
| Exterior Wall | Double | 0 | 0 | 0 | 0 |
| Heating & Cooling | Heat Pump | 0 | 6890 | 2.35 | 16191.50 |
| Roofing Material | Composition Arch | 0 | 6890 | 0.25 | 1722.50 |

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 | 1.03 | 1.00 | 0.89 | 3,392 | \$10,176 | \$0 | \$10,481 | \$9,289 |

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 | 1.03 | 1.00 | 0.89 | 1,858 | \$5,574 | \$0 | \$5,741 | \$5,088 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
| 6 - R | Other Improvements | Cov. Porch Gab.R. | 1.00 | 1.03 | 1.00 | 0.89 | 447 | \$21,680 | \$0 | \$22,330 | \$19,789 |

| 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 Stamped Con | 1.00 | 1.03 | 1.00 | 0.89 | 1,899 | \$13,293 | \$0 | \$13,692 | \$12,134 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R | Other Improvements | Wood Deck Treated | 1.00 | 1.03 | 1.00 | 0.89 | 48 | \$720 | \$0 | \$742 | \$657 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|---------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
| All - R | Other Improvements | Gate/Auto Dbl | 1.00 | 1.03 | 1.00 | 0.89 | 22 | \$11,000 | \$0 | \$11,330 | \$10,041 |

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 | Fencing/ Stone Wall | 1.00 | 1.03 | 1.00 | 0.89 | 90 | \$14,400 | \$0 | \$14,832 | \$13,144 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|---------------|----------|----------|-----------|---------------|--------|-----------|---------------------------|-----------------------|----------|
| All - R | Other Improvements | Asphalt Drive | 1.00 | 1.03 | 1.00 | 0.89 | 23,850 | \$71,550 | \$0 | \$73,697 | \$65,310 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|-----------|-----------------------|-------------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 166 | \$626,635 | \$0 | \$623,945 | \$135,451 | \$1,386,030 | Residential | HS | <u>\$37,955</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|--------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 524005 | | 4671 | | \$3,075,766 | 2.22 | <u>\$166,435</u> | <u>4.78</u> |
| | | | | <u>\$3,075,766</u> | | | |

Certified Tax Roll Value

| <u>Tax Year</u> | <u>Land RMV</u> | <u>Impr RMV</u> | <u>Total RMV</u> | <u>Land AV</u> | <u>Impr AV</u> | <u>Total AV</u> | <u>Total Tax</u> |
|-----------------|-----------------|-----------------|------------------|----------------|----------------|-----------------|------------------|
| 2023 | \$166,434 | \$3,291,709 | \$3,458,143 | \$108,848 | \$1,463,735 | \$1,572,583 | \$19,849.93 |
| 2024 | \$181,414 | \$3,075,766 | \$3,257,180 | \$112,113 | \$1,507,647 | \$1,619,760 | \$20,484.79 |

Recent Transactions

| <u>Instrument ID</u> | <u>Sales Date</u> | <u>Consideration</u> | <u>Sales Data Code</u> | | <u>Multiple Accounts</u> | <u>Account ID</u> | <u>TaxMapKey</u> |
|----------------------|-------------------|----------------------|------------------------|-----|------------------------------|-------------------|------------------|
| 201204217 | 05/24/2012 | \$678,000 | 35 | Yes | Primary | 4671 | 51014CA00300 |
| | | | | | Additional | 56870 | 51014CA00400 |
| | | | | | Additional | 4670 | 51014CA00300 |
| 201103203 | 04/15/2011 | \$700,000 | 04 | Yes | Primary | 4671 | 51014CA00300 |
| | | | | | Additional | 4670 | 51014AC00300 |
| | | | | | Additional | 56870 | 51014CA00400 |