

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
50202	101	3	L	1029	61022AB00400

Owner(s): Oback Cindee	Situs Address:	12 Hilltop Dr 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	0.45	\$55,000	\$70,000	\$125,000

Land Components

Category	Description
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Gas
Neighborhood	Urban
Off-Site Improvement	Public Access
Site Adjustments	View-Good
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	1978	1996	07/21/2020	lmoore	1.000000	84460	00000	00000	0.844600	1.840000	1.000000

Base Cost Value:	\$292,860
Inventory Adjustment Total:	\$33,722
Adjusted Base Cost:	\$600,912
DRC:	\$507,530
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,936	2	5,904
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	3,936	0	0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	3,936	1	2,558
Windows	Metal	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Built-in Appliances	Microwave	1	0	520	520
Plumbing	Toilet	4	0	450	1,800
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Bath Tub - Shower - Tile	2	0	1,800	3,600
Plumbing	Bidet	1	0	900	900

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Kitchen Sink	2	0	600	1,200
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Laundry Tub	1	0	550	550

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	4	3.0	1	1	2	0	1			3,936	3,936	0.00	0.00	292,860.20	292,860.20

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Same as House	1.000000	0.844600	654.00	\$23,572.72	\$0.00	\$43,373.80	\$36,633.51

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.844600	669.00	\$41,025	\$885	\$77,114	\$65,131

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Shake Medium	0	0	434.85	434.85
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.844600	669.00	\$41,025	\$885	\$77,114	\$65,131

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Bevel	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	Asphalt Drive	1.00	1.00	1.00	0.84	3,400	\$10,506	\$0	\$10,506	\$8,873

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 SLAB	1.00	1.00	1.00	0.84	693	\$16,845	\$0	\$16,845	\$14,228

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	1.00	1.00	0.84	899	\$10,621	\$0	\$10,621	\$8,970

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	1.00	1.00	0.84	208	\$2,457	\$0	\$2,457	\$2,075

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.84	78	\$2,188	\$0	\$2,188	\$1,848

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.84	80	\$2,112	\$0	\$2,112	\$1,784

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	\$507,530	\$36,634	\$65,131	\$37,779	\$647,073	Residential	HS	<u>\$125,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
502021		50202		\$871,985	1.35	<u>\$206,080</u>	<u>1.71</u>
				<u>\$871,985</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$206,080	\$933,684	\$1,139,764	\$148,665	\$364,049	\$512,714	\$7,362.21
2024	\$214,323	\$871,985	\$1,086,308	\$153,124	\$374,970	\$528,094	\$7,586.51