

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>
50461	101	3	L	1029	61022CD02103

Owner(s): Deupree John Colter	Situs Address: 1998 Huckleberry Dr
	Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.30	\$55,000	\$24,000	\$79,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	2000	2000	05/04/2010	llindberg	1.000000	86910	00000	00000	0.869100	1.880000	1.000000

Base Cost Value:	\$176,666
Inventory Adjustment Total:	\$18,789
Adjusted Base Cost:	\$367,455
DRC:	\$319,355
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	1,514	2	3,634
Heating Accessory	Pre-Fab Metal Box	1	0	3,140	3,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	874	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	874	2	1,835
Ext Wall Material	Cedar/Redwood	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	4	0	350	1,400

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Door	1	0	0	0

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
Basement	0	0	0	0	0	0	1	1	2	0	1	0	480	416	896	0.00	26,587.22	28,420.22	55,007.44
First Floor	0	0	0	0	2	1.0	0	0	0	0	0			874	874	0.00	0.00	74,190.30	74,190.30
Second Floor	0	0	0	0	1	1.0	0	0	0	0	0			864	864	0.00	0.00	47,467.84	47,467.84

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	0.87	112	\$1,323	\$0	\$1,323	\$1,150

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	1.00	1.00	0.87	728	\$2,999	\$0	\$2,999	\$2,607

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.00	1.00	0.87	192	\$791	\$0	\$791	\$687

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	Garden Shed Conv.	1.00	1.00	1.00	0.87	64	\$1,795	\$0	\$1,795	\$1,560

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
147	\$319,355	\$0	\$0	\$6,004	\$325,359	Residential	HS	<u>\$79,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
504611		50461		\$438,448	1.35	<u>\$130,242</u>	<u>1.71</u>
				<u>\$438,448</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$469,494	\$599,736	\$60,564	\$214,759	\$275,323	\$3,953.43
2024	\$135,451	\$438,448	\$573,899	\$62,380	\$221,201	\$283,581	\$4,073.87