# **Appraisal Report**

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Account ID	Property Class	<u>N</u>	ÍA	NH	Tax Code	TaxMapKey
52440	101	:	3	G	1001	61028BA12100
Owner(s):	Rector Jay	5	Situs Add		2327 S Edgewood Seaside.	St

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
Residential		HS	Acre	0.09	\$230,000	\$33,750	\$263,750
		Land Con	ponents				
C	Category			Description			
Neighborhood		Urban			_		
Site Adjustments		Unders	ze for Zoning				
On-Site Utilities		Public '	Water				
Site Adjustments		Excess	Traffic				
Off-Site Improveme	nt	Public A	Access				
On-Site Utilities	Public	Sewer					

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# **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	646	2002	2002	09/22/2022	mpincombe	1.000000	88050	00000	00000	0.880500 3.09000	0000000

\$140,574 Base Cost Value: Inventory Adjustment Total: \$14,634

Adjusted Base Cost: \$479,593 \$422,281

DRC:

Adjudicated Value:

#### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,608	2	3,634
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	1,083	1	1,300
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	4	0	300	1,200
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	3	0	950	2,850

#### **Room Grid**

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		1	1.0	1	1			1			1,083	1,083	0.00	0.00	85,047.85	85,047.85
Second Floor				1	3	2.0								1,049	1,049	0.00	0.00	55,526.44	55,526.44

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# **Residence Valuation**

# Garage

Class	Class Garage Type Garage Finish		Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.880500	506.00	\$25,907	\$1,407	\$84,400	\$74,314

# **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Wood Shingle	0	506	1.2	607.20
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00

### **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	Drive Stamp Conc.	1.00	1.00	1.00	0.88	528	\$13,543	\$0	\$13,543	\$11,925

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	0.88	88	\$950	\$0	\$950	\$837

### **Residence Valuation**

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	0.88	590	\$9,136	\$0	\$9,136	\$8,04
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.88	178	\$4,448	\$0	\$4,448	\$3,910
Class- Other SC	Cotogowy	Description	LCM %	LMA	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Category Other Improvements	Patio	1.00	1.00	1.00	0.88	50	\$270	\$0	\$270	\$238

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# **RMV Summary (Before Index)**

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
646	\$422,281	\$0	\$74,314	\$24,960	\$521,555	Residential	HS	\$263,750

#### **Current RMV**

			<u></u>	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
526461	52440		\$418,144	0.94	\$263,750	1.04	
				\$418,144		<del></del>	

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$444,835	\$708,585	\$174,822	\$171,950	\$346,772	\$4,979.42
2024	\$274,300	\$418,144	\$692,444	\$180,066	\$177,108	\$357,174	\$5,131.10

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