

# 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>
52680	101	3	F	1005	71034CD01700

Owner(s): **Osterlund Teresa L**

Situs Address: **1371 Sandy Ridge Ln  
Gearhart,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$25,000	\$4,900	\$29,900

### Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	2004	2004			1.000000	89180	00000	00000	0.891800	1.100000	1.000000

Base Cost Value:	\$86,085
Inventory Adjustment Total:	\$10,403
Adjusted Base Cost:	\$106,137
DRC:	\$94,653
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	1,497	2	3,219
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,497	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,497	0	524
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

## Residence Valuation

### 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		3	2.0		1			1			1,497	1,497	0.00	0.00	81,768.06	81,768.06

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.891800	430.00	\$17,988	\$874	\$20,748	\$18,503

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	1497	0.35	523.95

### 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	1.00	1.00	0.89	400	\$1,200	\$0	\$1,200	\$1,070

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch/Slab	1.10	1.00	1.00	0.89	90	\$3,294	\$0	\$3,623	\$3,231

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 Cedar 6 ft	1.00	1.00	1.00	0.89	225	\$5,400	\$0	\$5,400	\$4,816

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
130	\$94,653	\$0	\$18,503	\$9,117	\$122,273	Residential	HS	<u>\$29,900</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528674		52680		\$267,458	2.19	<u>\$122,135</u>	<u>4.25</u>
				<u>\$267,458</u>			

### Certified Tax Roll Value

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<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	\$122,134	\$286,349	\$408,483	\$56,036	\$136,906	\$192,942	\$2,209.24
2024	\$127,020	\$267,458	\$394,478	\$57,717	\$141,013	\$198,730	\$2,272.83