Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
54695	101	3	L	1029	61022AC05400
Owner(s):	Reese Stephen	Situs Add	ress:	2003 Cedar St	
				Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.31	\$55,000	\$52,500	\$107,500
		Land Cor	nponents				
	Category						
On-Site Utilities		Electric	eity		_		
Site Adjustments		View-C	ood				
On-Site Utilities		Public	Water				
On-Site Improveme	ent	Landsc	ape-Fair				
Rural		Homes	ite-Average				
Off-Site Improvement	ent	Public .	Access				
Neighborhood		Urban					
On-Site Utilities		Public	Sewer				
On-Site Utilities		Gas					
Site Adjustments		Top-Mo	ed/Light				
Off-Site Improvement	ent	Asphal	t-Concrete Street				
Off-Site Improvement	ent	Curb-C	utters				

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Residence Valuation

Improvement: 1	Class	Year Built	Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %	
	141	1962	1981	09/10/2020	mpincombe	1.000000	75920	00000	00000	0.759200	1.880000	300000.1	
								В	ase Co	st Value:		\$228,768	
							Invent	ory Ac	ljustme	nt Total:		\$24,591	
								Adju	sted Ba	se Cost:		\$476,315	
										DRC:		\$361,619	

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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/Cool	0	2,791	2	5,861
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
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	2,049	0	0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	0		0
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Bar Sink	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	950	950

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Door	1	0	150	150

Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	0	2	1.0	0	0	1	0	0	0	0	1,484	1,484	0.00	0.00	93,536.64	93,536.64
First Floor	1	1	1	1	2	2.0	0	1	0	0	1			2,049	2,049	0.00	0.00	135,231.55	135,231.55

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.659200	528.00	\$24,905	\$0	\$46,822	\$30,865

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Garage Component	Garage Door Opener	0	0	0	0

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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	Patio	1.00	1.00	1.00	0.76	579	\$2,385	\$0	\$2,385	\$1,811
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	0.76	143	\$2,726	\$0	\$2,726	\$2,070
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	0.76	1,288	\$3,980	\$0	\$3,980	\$3,022
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	0.76	443	\$5,234	\$0	\$5,234	\$3,973

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RMV Summary (Before Index)

		Improver	nent(s)				Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index			
141	\$361,619	\$0	\$30,865	\$10,876	\$403,360	Residential	HS	\$107,500			

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
530217		54695		\$543,560	1.35	\$177,228	1.71
				\$543,560			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$177,228	\$580,743	\$757,971	\$144,899	\$306,829	\$451,728	\$6,486.47
2024	\$184,317	\$543,560	\$727,877	\$149,245	\$316,033	\$465,278	\$6,684.10

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