

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
55212	101	3	B4	1006	61004AA03300

Owner(s): **Rose Steven M**  
**Rose Mary P**  
**Rose Steven and Mary Living Trust**

Situs Address: **1726 N Ocean Ave**  
**Gearhart,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	1.85	\$1,016,000	\$54,250	\$689,326

### Land Components

Category	Description
On-Site Improvement	Landscape-Good
On-Site Utilities	Electricity
Water Front	Oceanfront
Off-Site Improvement	Private Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
167	1985	2003	07/25/2023	mpincombe	1.000000	87800	00000	00000	0.878000	2.300000	1.000000

Base Cost Value:	\$486,444
Inventory Adjustment Total:	\$46,153
Adjusted Base Cost:	\$1,224,971
DRC:	\$1,075,525
Adjudicated Value:	\$1,501,391

## 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/Cool	0	3,472	2	6,944
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	2,237	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	2,237	-2	-4,921
Windows	Wood	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating Accessory	Stacked Fireplace	1	0	8,960	8,960
Heating Accessory	Single Fireplace	1	0	4,700	4,700
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,020	1,020
Built-in Appliances	Oven/Double	1	0	2,050	2,050
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Dishwasher	1	0	890	890
Plumbing	Laundry Tub	1	0	1,100	1,100
Plumbing	Bath Tub - W/O Shower	1	0	1,500	1,500
Plumbing	Bidet	1	0	900	900
Plumbing	Lavatory	2	0	1,500	3,000
Plumbing	Shower Stall - Tile	1	0	3,600	3,600
Plumbing	Toilet	4	0	800	3,200
Plumbing	Kitchen Sink	2	0	1,200	2,400
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Bath Tub - Shower	2	0	2,400	4,800
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Jet Tub	1	0	4,900	4,900

## 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	0	0	1	0	1	0	451	1,207	1,658	0.00	31,266.07	111,635.94	142,902.01
First Floor	0	1	1	0	2	1.0	1	1	1	0	0			2,237	2,237	0.00	0.00	323,211.90	323,211.90
Second Floor	0	0	0	0	2	2.0	0	0	2	0	0			1,262	1,262	0.00	0.00	115,269.72	115,269.72

## 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	0.88	240	\$3,716	\$0	\$3,716	\$3,263

# 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	Fencing Cedar 6 ft	1.00	1.00	1.00	0.88	37	\$1,099	\$0	\$1,099	\$965

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Roof/ House Extension	2.30	1.00	1.00	0.88	112	\$1,740	\$0	\$4,003	\$3,515

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.88	295	\$17,607	\$0	\$17,607	\$15,459

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	90	\$1,394	\$0	\$1,394	\$1,224

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	397	\$6,147	\$0	\$6,147	\$5,397

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	174	\$2,694	\$0	\$2,694	\$2,366

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.88	84	\$0	\$0	\$0	\$0

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.88	1,590	\$6,440	\$0	\$6,440	\$5,654

## Residence Valuation RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
167	\$1,075,525	\$0	\$0	\$37,842	\$1,501,391	Residential	HS	<u>\$689,326</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531846		55212		\$1,366,265	0.91	<u>\$689,326</u>	<u>0.91</u>
				<u>\$1,366,265</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$689,326	\$1,501,391	\$2,190,717	\$506,570	\$1,403,779	\$1,910,349	\$24,108.07
2025	\$627,286	\$1,366,265	\$1,993,551	\$521,767	\$1,445,892	\$1,967,659	\$23,557.60