

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>
55216	101	3	B4	1006	61004AD02100

Owner(s): **Gaylord Jamie J**
Gaylord Alisa M

Situs Address: **1426 N Ocean Ave**
Gearhart,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	1.16	\$810,000	\$39,750	\$849,750

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Neighborhood	Urban
Off-Site Improvement	Private Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
Site Adjustments	View-Good
Water Front	Oceanfront
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1953	1990	07/31/2023	mpincombe	1.000000	81390	00000	00000	0.813900	2.850000	1.000000

Base Cost Value:	\$135,057
Inventory Adjustment Total:	\$17,906
Adjusted Base Cost:	\$435,944
DRC:	\$354,815
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,634	4	6,536
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,634	0	0
Roof Type	Flat	0	1,634	0	0
Roofing Material	Built-Up	0	1,634	0	0
Windows	Vinyl	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Heating Accessory	1 Story Chimney	1	0	730	730
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Laundry Tub	1	0	350	350

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
Basement	0	0	0	0	0	0	0	0	0	0	1	530	0	0	530	21,384.40	0.00	0.00	21,384.40
First Floor	1	1	1	0	3	2.0	0	1	0	0	0			1,634	1,634	0.00	0.00	113,672.30	113,672.30

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	Patio	1.00	1.00	1.00	0.81	400	\$2,160	\$0	\$2,160	\$1,758

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	2.85	1.00	1.00	0.81	80	\$1,590	\$0	\$4,533	\$3,689

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	0.81	360	\$1,944	\$0	\$1,944	\$1,582

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$354,815	\$0	\$0	\$7,029	\$361,844	Residential	HS	<u>\$849,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531847		55216		\$361,843	1.00	<u>\$849,750</u>	<u>1.00</u>
				<u>\$361,843</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$662,781	\$492,263	\$1,155,044	\$480,387	\$361,108	\$841,495	\$10,707.52
2024	\$849,750	\$361,843	\$1,211,593	\$494,798	\$371,941	\$866,739	\$11,049.78

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200312386	08/18/2003	\$385,000	21	Yes	Primary	8443	61004AD02100
					Additional	8444	61004AD02101