

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
55244	100	3	B4	1005	61009AC00400

Owner(s): **MPF Properties LLC**

Situs Address: **294 S Ocean Ave
Gearhart,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	FF Ocean	1.12	\$675,000	\$1,215,500	\$1,890,500

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Septic System
Off-Site Improvement	Sidewalk
Water Front	Oceanfront
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	VHS	\$1,890,500

Current RMV

Land	
Indexed RMV	Cumulative Index
\$1,890,500	1.00

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,641,395	\$0	\$1,641,395	\$866,564	\$0	\$866,564	\$9,922.43
2024	\$1,890,500	\$0	\$1,890,500	\$892,560	\$0	\$892,560	\$10,208.13