Appraisal Report

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Account ID	Property Class	M	A	NH	Tax Code	TaxMapKey
55736	401	3		L	1003	61015DB00500
Owner(s):	Clark Jeremiah	Si	itus Addr	ess:	1525 12th Ave	
					Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV		
	Residential	HS	Acre	1.12	\$58,581	\$24,000	\$82,581		
		Land Con	nponents						
(Category			Description					
Neighborhood		Urban							
Off-Site Improveme	ent	Asphalt	-Concrete Street						
Off-Site Improveme	ent	Public A	Access						
On-Site Utilities		Public '	Water						
On-Site Utilities		Public	Sewer						
On-Site Utilities		Telepho	one						
On-Site Utilities		Cable 7	v						
On-Site Utilities		Electric	ity						
On-Site Utilities		Gas							

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	132	1946	1966	11/20/2020	bgermond	1.000000	68020	00000	00000	0.680200 2.12000	0000000

Base Cost Value: \$98,262 Inventory Adjustment Total: \$6,829

Adjusted Base Cost: \$222,793

DRC:

\$151,544

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,200	1,200
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,507	2	3,165
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,327	0	464
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	1	0	0	0	0	0	0	0	0	360	360	0.00	0.00	18,362.40	18,362.40
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			1,327	1,327	0.00	0.00	74,971.46	74,971.46

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Residence Valuation

			O	ther	Impi	oven	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.33	1.00	1.00	0.68	420	\$4,612	\$0	\$6,133	\$4,172
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.33	1.00	1.00	0.68	80	\$1,748	\$0	\$2,325	\$791
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 Fir	1.00	1.00	1.00	0.68	120	\$1,236	\$0	\$1,236	\$841
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.68	1,760	\$5,438	\$0	\$5,438	\$3,699
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 Mtl. Cl 3.5	1.00	1.00	1.00	0.68	88	\$861	\$0	\$861	\$586

Residence Valuation

RMV Summary (Before Index)

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
132	\$151,544	\$0	\$0	\$10,088	\$161,632	Residential	HS	\$82,581

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532383	55736			\$213,923	1.32	\$130,226	1.72
				\$213,923			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,226	\$229,150	\$359,376	\$81,344	\$77,674	\$159,018	\$2,073.45
2024	\$141,946	\$213,923	\$355,869	\$83,784	\$80,004	\$163,788	\$2,137.65

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