

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>
56371	101	3	BO	1005	71033DD02500

Owner(s): **Ferrington Robert D**
Ferrington Nancy J
Ferrington Family 2015 Trust

Situs Address: **4802 Sheridan Dr**
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	Acre	0.45	\$196,500	\$97,750	\$294,250

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2018	2018	05/30/2024	cbrown	1.000000	96820	00000	00000	0.968200	2.850000	1.000000

Base Cost Value:	\$202,296
Inventory Adjustment Total:	\$27,829
Adjusted Base Cost:	\$655,855
DRC:	\$634,999
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,444	2	4,570
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Accessory	Sprinkler System	0	2,444	3	7,332
Interior - Cabinetry	Cabinets Good Quality	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,444	0	367
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Oven/Single	1	0	870	870
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	3	0	450	1,350
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Laundry Tub	1	0	550	550

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
First Floor	1	1	1		4	2.0	1						2,444	2,444	0.00	0.00	202,295.80	202,295.80	

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.968200	903.00	\$51,216	\$1,485	\$150,198	\$145,422

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	903	0.15	135.45
Garage Component	Garage Door Opener	2	0	450	900.00
Windows	Vinyl	0	0	0	0
Plumbing	Water Heater (Std)	1	0	450	450.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.97	230	\$7,328	\$0	\$7,328	\$7,095

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.97	352	\$11,215	\$0	\$11,215	\$10,858

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	Drive Exposed Agg	1.00	1.00	1.00	0.97	2,250	\$18,225	\$0	\$18,225	\$17,645

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Split Rail	1.00	1.00	1.00	0.97	95	\$1,154	\$0	\$1,154	\$1,118

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
150	\$634,999	\$0	\$145,422	\$36,716	\$817,137	Residential	HS	<u>\$294,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537374		56371		\$817,136	1.00	<u>\$294,250</u>	<u>1.00</u>
				<u>\$817,136</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$266,357	\$680,490	\$946,847	\$228,097	\$306,538	\$534,635	\$6,121.73
2024	\$294,250	\$817,136	\$1,111,386	\$234,939	\$315,734	\$550,673	\$6,297.99