

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
56401	101	3	BO	1005	71033DA04900

Owner(s):	Platta Michael J Sweetland Platta Viola L Sweetland Platta Family Trust	Situs Address:	498 Gogin Ct Gearhart,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.32	\$196,500	\$44,250	\$240,750

Land Components

Category	Description
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
Neighborhood	Urban
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2009	2009	06/14/2024	cbrown	1.000000	91440	00000	00000	0.914400	2.850000	1.000000
Base Cost Value:										\$208,851	
Inventory Adjustment Total:										\$34,102	
Adjusted Base Cost:										\$692,418	
DRC:										\$633,147	
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,552	2	4,594
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Accessory	Sprinkler System	0	2,552	3	7,656
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,552	0	383
Ext Wall Material	Stone Veneer	0	0		0
Ext Wall Material	Shingle	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Built-in Refrigerator	1	0	5,720	5,720
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Lavatory	1	0	500	500
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450

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
First Floor	1	1	1		3	2.0	1	1			1			2,552	2,552	0.00	0.00	208,851.40	208,851.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.914400	602.00	\$38,107	\$540	\$110,145	\$100,717

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	602	0.15	90.30
Garage Component	Garage Door Opener	1	0	450	450.00

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	Patio	1.00	1.00	1.00	0.91	358	\$1,933	\$0	\$1,933	\$1,768

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 FND	1.00	1.00	1.00	0.91	174	\$6,521	\$0	\$6,521	\$5,963

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	0.91	108	\$1,672	\$0	\$1,672	\$1,529

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	0.91	212	\$6,296	\$0	\$6,296	\$5,757

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	0.91	174	\$5,544	\$0	\$5,544	\$5,069

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
150	\$633,147	\$0	\$100,717	\$20,086	\$753,950	Residential	HS	\$240,750

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534747		56401		\$731,331	0.97	\$240,750	1.00
				\$731,331			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$240,750	\$758,484	\$999,234	\$151,190	\$299,937	\$451,127	\$5,159.50
2025	\$240,750	\$731,331	\$972,081	\$155,725	\$308,935	\$464,660	\$5,075.42