

# 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>
56452	101	3	BO	1005	71033DA05000

Owner(s): <b>Penley Daniel Robert</b> <b>Penley Andrea McFarling</b>	Situs Address:	<b>4948 Drummond Dr</b> <b>Gearhart,</b>
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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	0.28	\$196,500	\$44,250	\$240,750

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2009	2009	05/29/2024	cbrown	1.000000	91990	00000	00000	0.919900	2.850000	1.000000

Base Cost Value:	\$192,610
Inventory Adjustment Total:	\$29,186
Adjusted Base Cost:	\$632,118
DRC:	\$581,486
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	1,839	3	5,223
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Accessory	Sprinkler System	0	1,839	3	5,517
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,839	0	276
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Shower Stall - Tile	1	0	1,300	1,300
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	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	4	0	500	2,000
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		3	2.0	1	1	1	1	1			1,839	1,839	0.00	0.00	165,572.30	165,572.30

**Garage  
Residence Valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.919900	624.00	\$45,445	\$994	\$132,349	\$121,748

**Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	624	0.15	93.60
Garage Component	Garage Door Opener	2	0	450	900.00

**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	0.92	236	\$7,519	\$0	\$7,519	\$6,917

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 Stamped Con	1.00	1.00	1.00	0.92	189	\$4,848	\$0	\$4,848	\$4,460

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	0.92	123	\$3,919	\$0	\$3,919	\$3,605

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	0.92	1,196	\$9,688	\$0	\$9,688	\$8,912

## Residence Valuation

### 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	Fence Split Rail	1.00	1.00	1.00	0.92	17	\$207	\$0	\$207	\$190

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
150	\$581,486	\$0	\$121,748	\$24,083	\$727,316	Residential	HS	<u>\$240,750</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534745		56452		\$727,315	1.00	<u>\$240,750</u>	<u>1.00</u>
				<u>\$727,315</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$207,637	\$591,412	\$799,049	\$111,889	\$286,596	\$398,485	\$4,562.77
2024	\$240,750	\$727,315	\$968,065	\$115,245	\$295,193	\$410,438	\$4,694.14