

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
56534	101	3	B	1005	61003CB05900

Owner(s):	Eldredge Jan Marie Eldredge David R Eldredge Family Loyalty and Trust	Situs Address:	754 Creekside 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	0.23	\$265,000	\$39,750	\$304,750

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2021	2021	08/17/2023	mpincombe	1.000000	98340	00000	00000	0.983400	2.850000	1.000000

Base Cost Value:	\$146,483
Inventory Adjustment Total:	\$14,751
Adjusted Base Cost:	\$459,518
DRC:	\$451,890
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,033	2	3,883
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,033	0	508
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

### 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		3	2.0		1	1		1			2,033	2,033	0.00	0.00	134,400.35	134,400.35

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.983400	587.00	\$31,527	\$547	\$91,410	\$89,892

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	587	0.25	146.75

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.98	116	\$2,899	\$0	\$2,899	\$2,851

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.98	123	\$3,074	\$0	\$3,074	\$3,023

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.98	888	\$4,795	\$0	\$4,795	\$4,716

## Residence Valuation RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)				Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements			Land Class	
140	\$451,890	\$0	\$89,892	\$10,589	\$552,371	Residential	HS	<u>\$304,750</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538540		56534		\$552,370	1.00	<u>\$304,750</u>	<u>1.00</u>
				<u>\$552,370</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$208,091	\$628,156	\$836,247	\$118,244	\$257,344	\$375,588	\$4,300.61
2024	\$304,750	\$552,370	\$857,120	\$121,791	\$265,064	\$386,855	\$4,424.43