## **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
56880	101	3	F	1005	71034CD00502
Owner(s):	Zarmbinski Victoria Jane	Situs Addı	ress: 1	316 Bailey Ln	
				Gearhart.	

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.33	\$25,512	\$4,900	\$30,412
		Land Con	ponents				
C	ategory			Description			
Neighborhood		Suburb	an				
Off-Site Improvemen	Public A	Access					
On-Site Improvemen	nt	Landsc	ape-Fair				
On-Site Utilities		Cable T	v				
On-Site Utilities		Electric	ity				
On-Site Utilities		Gas					
On-Site Utilities		Public '	Water				
On-Site Utilities		Septic S	System				
On-Site Utilities		Telepho	ne				
On-Site Utilities		Underg	round Utilities				
Off-Site Improvemen	nt	Asphalt	-Concrete Street				

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## **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	1.1	Appraiser Id	Complete %		Func	Econ	Overall L	CM %	LMA %
	130	2008	2008	12/29/2008	gbonham	1.000000	9144(	00000	00000	0.914400 1	.100000	1.000000

Base Cost Value: \$78,635 Inventory Adjustment Total: \$9,958 Adjusted Base Cost: \$97,453

usted Base Cost: \$97,453 DRC: \$89,111

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	1,320	2	3,036
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Interior - Floor	Wood Subfloor	0	1,320	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,320	0	462
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Masonite	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Lavatory	1	0	250	250
Plumbing	Full Bath	2	0	1,250	2,500
Plumbing	Kitchen Sink	1	0	400	400
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
First Floor	1	1			3	2.0		1			1			1,320	1,320	0.00	0.00	74,691.60	74,691.60

## **Residence Valuation**

Garage
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Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.914400	520.00	\$21,267	\$532	\$23,979	\$21,926

## **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	350	350.00
Roofing Material	Composition Arch	0	520	0.35	182.00

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	Wood Deck Treated	1.00	1.00	1.00	0.91	168	\$2,520	\$0	\$2,520	\$2,304	
Class-			LCM	LMA	Comp	Over-			Inventory	Adjusted		
Other SC	Category	Description		<del>%</del>	<u>%</u>	all%	Size	Base Cost	Adjust Total	Base Cost	DRC	
	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.91	1,267	\$3,801	\$0	\$3,801	\$3,476	
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	0.91	1,440	\$4,320	\$0	\$4,320	\$3,950	

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# Residence Valuation

		Improven						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
130	\$89,111	\$0	\$21,926	\$9,730	\$120,767	Residential	HS	\$30,412

#### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534287	56880			\$264,163	2.19	\$124,226	4.25
				\$264,163			
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## **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$124,226	\$282,715	\$406,941	\$70,509	\$101,799	\$172,308	\$1,972.96
2024	\$129,195	\$264,163	\$393,358	\$72,624	\$104,852	\$177,476	\$2,029.77

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