

# 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>
56890	101	3	F	1005	71034CD00512

Owner(s): **Banglid Jason**  
**Banglid Melissa M**

Situs Address: **1327 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	0.23	\$25,000	\$4,900	\$29,900

### Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
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 %
140	2008	2008	12/31/2008	gbonham	1.000000	91440	00000	00000	0.914400	1.000000	1.100000

Base Cost Value:	\$121,517
Inventory Adjustment Total:	\$15,551
Adjusted Base Cost:	\$150,775
DRC:	\$137,868
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Heat Pump	0	1,785	3	5,355
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,785	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,785	0	446
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Masonite	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350
Plumbing	Garden Tub	1	0	2,100	2,100

### 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			1,785	1,785	0.00	0.00	121,516.75	121,516.75

## 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	0.914400	668.00	\$34,818	\$567	\$38,923	\$35,592

### 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	668	0.25	167.00

### 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	1.10	1.00	0.91	249	\$9,113	\$0	\$10,025	\$9,167

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	1.10	1.00	0.91	136	\$4,978	\$0	\$5,475	\$5,007

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	1.10	1.00	0.91	1,540	\$6,160	\$0	\$6,776	\$6,196

## 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	Asphalt Drive	1.00	1.10	1.00	0.91	630	\$1,890	\$0	\$2,079	\$1,901

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
140	\$137,868	\$0	\$35,592	\$22,270	\$195,730	Residential	HS	<u>\$29,900</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534281		56890		\$428,137	2.19	<u>\$122,135</u>	<u>4.25</u>
				<u>\$428,137</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$122,134	\$458,204	\$580,338	\$71,195	\$150,578	\$221,773	\$2,539.36
2024	\$127,020	\$428,137	\$555,157	\$73,330	\$155,095	\$228,425	\$2,612.48