

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>
57429	101	3	K	1001	61014BB04300

Owner(s): **Littlejohn Kevin**
Littlejohn Gayle M

Situs Address: **2295 North Fork Rd**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.22	\$55,000	\$62,500	\$117,500

Land Components

Category	Description
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	2015	2015	12/22/2015	tgramson	1.000000	95260	00000	00000	0.952600	1.880000	1.000000

Base Cost Value:	\$285,853
Inventory Adjustment Total:	\$29,041
Adjusted Base Cost:	\$592,001
DRC:	\$563,940
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas		0		0
Heating & Cooling	Forced Air	0	3,192	2	5,426
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	2,770	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,770	0	693
Windows	Vinyl	0	0		0
Interior - Accessory	Security System	1	0	300	300
Interior - Accessory	Sprinkler System	0	3,614	3	10,842
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Bar Sink	1	0	300	300
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

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
Basement							1						1,293	844	2,137	0.00	62,048.90	51,116.76	113,165.66
First Floor	1	1			3	2.0								2,770	2,770	0.00	0.00	172,687.50	172,687.50

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	Gar. Door Opener	1.88	1.00	1.00	0.95	1	\$400	\$0	\$752	\$716

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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	0.95	180	\$3,432	\$0	\$3,432	\$3,269

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 FND	1.00	1.00	1.00	0.95	303	\$6,794	\$0	\$6,794	\$6,472

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	Wood Deck Treated	1.00	1.00	1.00	0.95	115	\$1,359	\$0	\$1,359	\$1,294

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	0.95	104	\$428	\$0	\$428	\$408

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 Concrete	1.00	1.00	1.00	0.95	1,317	\$5,426	\$0	\$5,426	\$5,169

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$563,940	\$0	\$0	\$18,045	\$581,985	Residential	HS	<u>\$117,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536548		57429		\$734,873	1.26	\$208,092	1.84
				<u>\$734,873</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$208,092	\$786,048	\$994,140	\$110,989	\$393,989	\$504,978	\$7,251.14
2024	\$216,415	\$734,873	\$951,288	\$114,318	\$405,808	\$520,126	\$7,472.04