

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>
57442	101	3	K	1001	61014BB05600

Owner(s): **Hemingway Lora Lynne** Situs Address: **2351 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	0.19	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Curb-Gutters
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 %
	146	2013	2013	09/01/2020	mpincombe	1.000000	936400	000000	000000	0.936400	1.880000	1.000000
Base Cost Value:		\$137,892										
Inventory Adjustment Total:		\$17,216										
Adjusted Base Cost:		\$291,602										
DRC:		\$273,056										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Forced Air	0	1,342	3	3,503
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Accessory	Sprinkler System	0	1,859	3	5,577
Interior - Cabinetry	Hard Wood	0	0	0	0
Interior - Floor	Wood Subfloor	0	1,859	0	0
Interior - Wall	Dry Wall	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	825	0	206
Windows	Vinyl	0	0	0	0
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	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900

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
First Floor	1	1		1	1.0	1			1			825	825	0.00	0.00	71,644.75	71,644.75
Second Floor					2	1.0		1		1		1,034	1,034	0.00	0.00	54,873.04	54,873.04

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.936400	575.00	\$27,904	\$944	\$54,234	\$50,785

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	400	800.00
Roofing Material	Composition Arch	0	575	0.25	143.75

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	0.94	78	\$922	\$0	\$922	\$863

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	0.94	107	\$2,399	\$0	\$2,399	\$2,247

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	0.94	62	\$1,213	\$0	\$1,213	\$1,136

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 Stamp Conc.	1.00	1.00	1.00	0.94	182	\$3,562	\$0	\$3,562	\$3,335

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	0.94	28	\$331	\$0	\$331	\$310

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.00	1.00	0.94	1	\$2,500	\$0	\$2,500	\$2,341

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.94	24	\$341	\$0	\$341	\$319

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$273,056	\$0	\$50,785	\$10,551	\$334,392	Residential	HS	\$79,000

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536147		57442		\$409,570	1.22	\$145,505	1.84

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$145,505	\$424,717	\$570,222	\$78,997	\$218,658	\$297,655	\$4,276.05
2025	\$145,505	\$409,570	\$555,075	\$81,366	\$225,217	\$306,583	\$4,405.58