

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>
57563	101	3	F	1005	61003BD03303

Owner(s): **Crye Angela**
Crye Robert

Situs Address: **1647 Heritage Rd**
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	Private Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
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	2012	2012	03/21/2013	cmccleary	1.000000	93640	00000	00000	0.936400	1.000000	1.100000

Base Cost Value:	\$97,152
Inventory Adjustment Total:	\$7,886
Adjusted Base Cost:	\$115,542
DRC:	\$108,194
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,316	3	3,487
Heating Accessory	Pre-Fab Metal Box	1	0	3,140	3,140
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,316	0	329
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450

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
First Floor	1	1	1		3	2.0		1			1			1,316	1,316	0.00	0.00	97,152.20	97,152.20

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.936400	440.00	\$23,446	\$510	\$26,352	\$24,676

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete	0	0	0	0

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	0.936400	440.00	\$23,446	\$510	\$26,352	\$24,676

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	440	0.25	110.00

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	Drive Concrete	1.00	1.10	1.00	0.94	300	\$900	\$0	\$990	\$927

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 6 ft	1.00	1.10	1.00	0.94	130	\$3,120	\$0	\$3,432	\$3,214

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	0.94	18	\$659	\$0	\$725	\$679

Residence Valuation

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 Gab.R.	1.00	1.10	1.00	0.94	50	\$2,425	\$0	\$2,668	\$2,498

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.10	1.00	0.94	80	\$1,280	\$0	\$1,408	\$1,318

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
140	\$108,194	\$0	\$24,676	\$8,636	\$141,505	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
535735		57563		\$309,526	2.19	<u>\$122,135</u>	<u>4.25</u>
				<u>\$309,526</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$122,134	\$331,217	\$453,351	\$71,376	\$109,491	\$180,867	\$2,070.98
2024	\$127,020	\$309,526	\$436,546	\$73,517	\$112,775	\$186,292	\$2,130.59