Appraisal Report

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Account ID	Property Class	MA	N	H Tax Code	<u>TaxMapKey</u>
57954	101	3	I	1001	61022BA00103
Owner(s):	Brown Lonnie I	Situ	s Address:	499 N Wahann	a Rd
				Seaside,	

Land Valuation

			Lanu	v aiuation						
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential	HS	Acre	0.34	\$55,000	\$11,900	\$66,900			
		Land Cor	nponents							
C	ategory			Description						
Off-Site Improvement	nt	Public .	Access							
Site Adjustments		Top-Me	ed/Light							
Rural		Homes	ite-Average							
Neighborhood		Urban	Urban							
Off-Site Improvement	nt	Asphal	t-Concrete Street							
Site Adjustments	Med/Li	Med/Light Traffic								

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Ei	ffective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LO	CM %	LMA %
	130	2012		2012	11/20/2020	bgermond	1.000000	93640	00000	00000	0.936400 2.	120000	1.000000

Base Cost Value: \$69,414 Inventory Adjustment Total: \$7,996

Adjusted Base Cost: \$164,111

DRC: \$153,673

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,188	2	2,911
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,188	0	416
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Fiberglass	2	0	1,200	2,400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500

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	1		2	2.0			1		1			1,188	1,188	0.00	0.00	69,414.24	69,414.24

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Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.936400	400.00	\$16,061	\$490	\$35,088	\$32,857

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	400	0.35	140.00
Ext Wall Material	Hd Bd	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.94	16	\$0	\$0	\$0	\$0

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	0.94	1,513	\$6,234	\$0	\$6,234	\$5,837

Residence Valuation

Other	Improvements	
Ould		

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	100	\$1,181	\$0	\$1,181	\$1,106

RMV Summary (Before Index)

		Improven	nent(s)				Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	RMV before index		
130	\$153,673	\$0	\$32,857	\$6,943	\$193,473	Residential	HS	\$66,900	

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535894		57954		\$260,721	1.35	\$110,294	1.71
				\$260,721			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$110,293	\$278,992	\$389,285	\$80,462	\$103,996	\$184,458	\$2,648.67
2024	\$114,705	\$260,721	\$375,426	\$82,875	\$107,115	\$189,990	\$2,729.35