

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>
59287	101	3	F	1005	61003BD03308

Owner(s): **Schulte Stephanie**
Schulte Joseph

Situs Address: **1611 Briarwood Ln**
Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.24	\$25,000	\$4,900	\$29,900

Land Components

Category	Description
Neighborhood	Rural
On-Site Utilities	Septic System
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Private Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2013	2013	04/16/2015	cmccleary	1.000000	94190	00000	00000	0.941900	1.000000	1.100000

Base Cost Value:	\$92,788
Inventory Adjustment Total:	\$11,571
Adjusted Base Cost:	\$114,795
DRC:	\$108,125
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,232	3	3,413
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	1,232	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,232	0	308
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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			1,232	1,232	0.00	0.00	92,788.40	92,788.40

Garage Residence Valuation

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.941900	440.00	\$23,446	\$510	\$26,352	\$24,821

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	440	0.25	110.00
Garage Component	Garage Door Opener	1	0	400	400.00

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 Gab.R.	1.00	1.10	1.00	0.94	50	\$2,425	\$0	\$2,668	\$2,513

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/Gab.R.	1.00	1.10	1.00	0.94	18	\$718	\$0	\$790	\$744

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	1.10	1.00	0.94	148	\$2,220	\$0	\$2,442	\$2,300

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	1.10	1.00	0.94	172	\$516	\$0	\$568	\$535

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	Drive Concrete	1.00	1.10	1.00	0.94	400	\$1,200	\$0	\$1,320	\$1,243

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	0.94	700	\$2,100	\$0	\$2,310	\$2,176

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
140	\$108,125	\$0	\$24,821	\$9,510	\$142,457	Residential	HS	\$29,900

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536146		59287		\$311,607	2.19	\$122,135	4.25
				\$311,607			

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	\$333,362	\$455,496	\$60,812	\$148,951	\$209,763	\$2,401.85
2024	\$127,020	\$311,607	\$438,627	\$62,636	\$153,419	\$216,055	\$2,471.01