Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
60395	100	3	B4	1006	61004AD01902
Owner(s):	Geardev LLC	Situs Add	ress:	1400 N Ocean Ave	
				Gearhart.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV	
	Residential	VHS	FF Ocean	0.97	\$675,000	\$621,000	\$1,296,000	
		Land Cor	nponents					
Category			Description					
Neighborhood		Urban						
Off-Site Improveme	ent	Asphal	t-Concrete Street					
On-Site Utilities		Cable	Cable Tv					
On-Site Utilities		Gas	Gas					
On-Site Utilities		Electric	Electricity					
On-Site Utilities		Septic	Septic System					
On-Site Utilities		Underg	Underground Utilities					
Water Front		Oceanf	Oceanfront					

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RMV Summary (Before Index)

	Land		
Program		RMV	
Type	Land Class	before index	
Residential	VHS	\$1,296,000	

Current RMV

]	Land
Indexed RMV	Cumulative Index
\$1,296,000	/ Cumulative Index 1.00

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$569,605	\$0	\$569,605	\$255,252	\$0	\$255,252	\$3,247.93
2024	\$1,296,000	\$0	\$1,296,000	\$262,909	\$0	\$262,909	\$3,351.73