

Appraisal Report

DISCLAIMER OF LIABILITY:

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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>
7886	401	3	F	1006	61003A000700

Owner(s): **Bagley Susan**
Dodson Rodney H

Situs Address: **88308 McCormick Gardens Rd**
Gearhart,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	1.00	\$30,614	\$4,286	\$34,901

Land Components

<u>Category</u>	<u>Description</u>
On-Site Improvement	Landscape-Fair
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Site Adjustments	View Fair
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1940	1940	01/05/2017	tgramson	1.000000	5665	0000	0000	0.566500	1.100000	1.000000

Base Cost Value:	\$83,087
Inventory Adjustment Total:	\$10,654
Adjusted Base Cost:	\$103,115
DRC:	\$58,415
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,530	2	3,213
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Floor	Wood Subfloor	0	1,530	0	0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,530	1	1,301
Windows	Wood	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Wall	Log	0	0		0
Interior - Wall	Panel	0	0		0
Ext Wall Material	Channel	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Log	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	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	0	2	1.0	0	1	1	0	0	1,530	1,530	0.00	0.00	83,087.40	83,087.40		

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	Enclosed Por. 1/2	1.10	1.00	1.00	0.57	40	\$1,198	\$0	\$1,318	\$747

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.57	240	\$3,317	\$0	\$3,317	\$1,879

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 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.57	112	\$1,752	\$0	\$1,752	\$992

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Pump House	1.00	1.00	1.00	0.57	64	\$3,478	\$0	\$3,478	\$1,971

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1940	1980	01/05/2017	tgramson	1.000000	7665	0000	0000	0.766500	1.100000	1.000000

Base Cost Value:	\$44,946
Inventory Adjustment Total:	\$4,669
Adjusted Base Cost:	\$54,577
DRC:	\$41,833
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,200	1,200
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	576	2	1,267
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	576	0	202
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	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														576	576	0.00	0.00	44,946.48	44,946.48

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.766500	1520.00	\$49,500	\$882	\$55,420	\$42,480

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	350	350.00
Roofing Material	Composition Arch	0	1520	0.35	532.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
130	\$58,415	\$0	\$0	\$5,588	\$64,003	Residential	HS	<u>\$34,901</u>
130	\$41,833	\$0	\$42,480	\$0	\$84,313			
Totals:	<u>\$100,248</u>	<u>\$0</u>	<u>\$42,480</u>	<u>\$5,588</u>	<u>\$148,316</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534629		7886		\$192,454	2.28	<u>\$134,769</u>	<u>3.86</u>
78861		7886		\$146,094	2.28		
				<u>\$338,548</u>	<u>2.28</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$95,581	\$254,782	\$350,363	\$68,938	\$181,069	\$250,007	\$3,282.13
2022	\$134,769	\$338,548	\$473,317	\$71,006	\$186,501	\$257,507	\$3,354.20

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201507891	09/17/2015	\$279,000	30	Yes	Primary	7886	61003A000700
					Additional	7887	61003A000800