

# 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>
<b>8140</b>	<b>101</b>	<b>3</b>	<b>B5</b>	<b>1005</b>	<b>61003CB01800</b>
Owner(s): <b>Rummell Jacob</b>		Situs Address: <b>725 10th St</b>			
<b>Rummell Katie</b>		<b>Gearhart,</b>			

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.49	\$331,361	\$44,250	\$375,611
	Residential	HS	Acre	0.43	\$316,047	(\$274,961)	\$41,086

### Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Septic System
On-Site Utilities	Public Water
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
On-Site Utilities	Cable Tv

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2006	2006	07/13/2023	mpincombe	1.000000	90310	00000	00000	0.903100	2.850000	1.000000

Base Cost Value:	\$158,125
Inventory Adjustment Total:	\$16,133
Adjusted Base Cost:	\$496,636
DRC:	\$448,512
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1,687	2	3,745
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,153	0	288
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	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				1	1			1			1,153	1,153	0.00	0.00	88,684.35	88,684.35
Second Floor					3	2.0								1,069	1,069	0.00	0.00	56,397.64	56,397.64

## 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	0.903100	552.00	\$27,622	\$538	\$80,255	\$72,478

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Composition Arch	0	552	0.25	138.00
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
All - R	Other Improvements	Drive Exposed Agg	1.00	1.00	1.00	0.90	361	\$2,924	\$0	\$2,924	\$2,641

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 FND	1.00	1.00	1.00	0.90	63	\$1,852	\$0	\$1,852	\$1,672

## 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	Wood Deck Treated	1.00	1.00	1.00	0.90	133	\$2,059	\$0	\$2,059	\$1,860

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.90	80	\$2,611	\$0	\$2,611	\$2,358

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$448,512	\$0	\$72,478	\$8,531	\$529,521	Residential	HS	\$375,611
						Residential	HS	\$41,086
							Total:	<u>\$416,697</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532782		8140		\$529,520	1.00	<u>\$416,697</u>	<u>1.00</u>
				<u>\$529,520</u>			

### Certified Tax Roll Value

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<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	\$603,997	\$582,013	\$1,186,010	\$263,868	\$179,544	\$443,412	\$5,077.20
2024	\$416,697	\$529,520	\$946,217	\$271,784	\$184,930	\$456,714	\$5,223.39