

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
8385	101	3	B	1006	61004AA01000

Owner(s):	Allen Daniel G Allen Carolyn Ann Allen Revocable Living Trust	Situs Address:	1802 Patricia Ann Ln Gearhart,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.41	\$310,942	\$829,250	\$1,140,192

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View-Average
Neighborhood	Urban
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 %
151	2009	2009	07/25/2023	mpincombe	1.000000	91990	00000	00000	0.919900	2.680000	1.000000

Base Cost Value:	\$312,491
Inventory Adjustment Total:	\$27,366
Adjusted Base Cost:	\$910,819
DRC:	\$837,862
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	2,291	2	4,399
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,785	0	268
Windows	Vinyl	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Microwave	1	0	520	520
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Shower Stall - Tile	3	0	2,600	7,800
Plumbing	Toilet	4	0	450	1,800
Plumbing	Lavatory	5	0	500	2,500

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
Basement				1	2	2.0							622	1,013	1,635	0.00	34,358.92	71,971.41	106,330.33
First Floor	1	1	1		1	1.0	1	1			1		1,785	1,785	0.00	0.00	162,294.50	162,294.50	

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete		Size	Base Cost	Inventory		Adjusted Base Cost	DRC
			%	%			Adjust Total	Base Cost		
5	Attached	Finished	1.000000	0.919900	588.00	\$37,497	\$988	\$103,141	\$94,880	

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	588	0.15	88.20
Garage Component	Garage Door Opener	2	0	450	900.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.92	293	\$10,980	\$0	\$10,980	\$10,101

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.92	219	\$8,207	\$0	\$8,207	\$7,550

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	1.00	1.00	0.92	219	\$1,183	\$0	\$1,183	\$1,088

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	Patio Brick/Sand	1.00	1.00	1.00	0.92	427	\$3,747	\$0	\$3,747	\$3,447

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	0.92	1,291	\$6,971	\$0	\$6,971	\$6,413

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.92	39	\$1,462	\$0	\$1,462	\$1,344

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Sprinkler System	1.00	1.00	1.00	0.92	4,000	\$2,500	\$0	\$2,500	\$2,300

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
151	\$837,862	\$0	\$94,880	\$32,243	\$964,985	Residential	HS	<u>\$1,140,192</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534710		8385		\$964,984	1.00	<u>\$1,140,192</u>	<u>1.00</u>
				<u>\$964,984</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,133,060	\$1,000,133	\$2,133,193	\$463,528	\$377,224	\$840,752	\$10,698.08
2024	\$1,140,192	\$964,984	\$2,105,176	\$477,433	\$388,540	\$865,973	\$11,040.04