

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>
9110	101	3	B	1005	61009AD05400

Owner(s): **Hampton Gearhart LLC**

Situs Address: **541 S Ocean Ave
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	Lot	0.11	\$184,314	\$727,283	\$859,997

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Public Water
Off-Site Improvement	Sidewalk
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
Off-Site Improvement	Curb-Gutters
On-Site Improvement	Landscape-Average
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1912	1959		gbonham	1.000000	6524	0000	0000	0.652400	1.000000	1.330000

Base Cost Value:	\$167,270
Inventory Adjustment Total:	\$16,448
Adjusted Base Cost:	\$244,345
DRC:	\$159,411
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	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,020	2	3,858
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,347	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gamb	0	0		0
Roofing Material	Composition Heavy	0	0		0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Windows	Storm	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Self Exh Range/Grill	1	0	680	680
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	4	0	300	1,200
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Metal	1	0	750	750
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	3	0	950	2,850
Plumbing	Bar Sink	1	0	300	300

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	0	1.0	0	1	0	0	0	1,347	1,347	0.00	0.00	98,762.65	98,762.65		
Second Floor	0	0	0	0	5	2.0	0	0	0	0	0	1,347	1,347	0.00	0.00	68,507.32	68,507.32		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.652400	340.00	\$18,545	\$0	\$24,665	\$16,092

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.652400	340.00	\$18,545	\$0	\$24,665	\$16,092

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete	0	0	0	0

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	Asphalt Drive	1.00	1.33	1.00	0.65	1,070	\$3,210	\$0	\$4,269	\$2,785

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	1.33	1.00	0.65	245	\$3,675	\$0	\$4,888	\$3,189

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.33	1.00	0.65	130	\$2,730	\$0	\$3,631	\$2,369

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.33	1.00	0.65	150	\$1,500	\$0	\$1,995	\$1,302

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 Flagstone/Sand	1.00	1.33	1.00	0.65	216	\$1,404	\$0	\$1,867	\$1,218

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.33	1.00	0.65	1,000	\$2,500	\$0	\$3,325	\$2,169

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$159,411	\$0	\$16,092	\$13,032	\$188,534	Residential	HS	<u>\$859,997</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
91101		9110		\$359,489	1.91	<u>\$1,113,969</u>	<u>1.30</u>
				<u>\$359,489</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$843,915	\$304,652	\$1,148,567	\$489,779	\$270,238	\$760,017	\$9,141.85
2022	\$1,113,969	\$359,489	\$1,473,458	\$504,472	\$278,345	\$782,817	\$8,955.67