

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9130	101	3	B	1005	61009AD07401
Owner(s): Sheridan Harriet		Situs Address: 378 E St Gearhart,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$265,000	\$39,750	\$304,750

Land Components

Category	Description
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Gas

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	141	1967	1985	05/28/2024	bgermond	1.000000	78000	00000	00000	0.780000	2.850000	1.000000
Base Cost Value:											\$180,032	
Inventory Adjustment Total:											\$19,448	
Adjusted Base Cost:											\$568,518	
DRC:											\$443,444	
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,774	2	3,814
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,494	0	374
Windows	Vinyl	0	0		0
Foundation	Concrete	0	0		0
Foundation	Masonry	0	0		0
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Heating Accessory	1 Story Chimney	1	0	730	730
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Range/Drop-In	1	0	680	680
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	3	0	300	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	3	0	950	2,850
Plumbing	Lavatory	3	0	350	1,050

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	0	0	0	1	1	1.0	0	1	0	0	1	704	240	559	1,503	26,393.86	12,061.44	35,177.71	73,633.01
First Floor	1	1	0	0	2	2.0	0	0	0	0	0			1,494	1,494	0.00	0.00	106,399.30	106,399.30

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	0.78	594	\$4,811	\$0	\$4,811	\$3,753

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	0.78	245	\$3,794	\$0	\$3,794	\$2,959

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	Canopy Roof	1.00	1.00	1.00	0.78	80	\$800	\$0	\$800	\$624
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	1.00	1.00	0.78	121	\$490	\$0	\$490	\$382

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
141	\$443,444	\$0	\$0	\$7,718	\$451,162	Residential	HS	\$304,750

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
91301		9130		\$437,627	0.97	\$304,750	1.00
				\$437,627			

<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>
2024	\$304,750	\$454,169	\$758,919	\$172,190	\$267,527	\$439,717	\$5,028.99
2025	\$304,750	\$437,627	\$742,377	\$177,355	\$275,552	\$452,907	\$4,947.08