Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9177	101	3	В	1005	61009AD10800
Owner(s):	Evans Gearhart LLC	Situs Add	ress: 3	34 Marion Ave	
			(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	\$299,750	\$564,750
		Land Con	nponents				
C	Category			Description			
On-Site Utilities		Gas					
On-Site Utilities		Telepho	one				
On-Site Utilities		Electric	ity				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
Neighborhood		Urban					
On-Site Utilities		Public '	Water				
On-Site Utilities		Public	Sewer				
Off-Site Improveme	ent	Public A	Access				

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Residence Valuation

Improvement: 1	Stat Class	Year Built		fective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	134	1908	1	1961	06/06/2024	bgermond	1.000000	6524((00000	00000	0.652400 3.220000	1.000000

Base Cost Value: \$108,226 Inventory Adjustment Total: \$7,050

Adjusted Base Cost: \$371,187

DRC: \$242,162

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonary	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	0		0
Roof Type	Gamb	0	0		0
Roofing Material	Composition	0	1,230	0	0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Lavatory	2	0	250	500

Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	1	1.0	0	1	0	0	0			1,050	1,050	0.00	0.00	63,897.00	63,897.00
Half Story	0	0	0	0	2	1.0	0	0	1	0	0			1,230	1,230	0.00	0.00	44,328.50	44,328.50

Residence Valuation

			O	ther	Impr	ovem	ents				
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	0.65	738	\$11,428	\$0	\$11,428	\$7,455
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 Metal Cl 6	1.00	1.00	1.00	0.65	35	\$803	\$0	\$803	\$524
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	0.65	1,938	\$7,849	\$0	\$7,849	\$5,121
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.65	32	\$937	\$0	\$937	\$611
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	0.65	18	\$279	\$0	\$279	\$182

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Residence Valuation

Other	Improvements
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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. 3/4	3.22	1.00	1.00	0.65	180	\$4,232	\$0	\$13,626	\$8,890

RMV Summary (Before Index)

		Improven	nent(s)		Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
134	\$242,162	\$0	\$0	\$22,783	\$264,945	Residential	HS	\$564,750

Current RMV

_						Land		
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	91771		9177		\$264,945	1.00	\$564,750	1.00
					\$264,945			
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Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$582,033	\$290,297	\$872,330	\$234,135	\$173,946	\$408,081	\$4,672.63
2024	\$564,750	\$264,945	\$829,695	\$241,159	\$179,164	\$420,323	\$4,807.17

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