

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>
9198	101	3	B	1005	61009DA01100

Owner(s):	Malarkey Gregory B	Situs Address:	425 G St
	Malarkey Mardee		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	\$269,250	\$534,250

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
158	1984	2002	06/05/2024	bgermond	1.000000	87800	00000	00000	0.878000	2.680000	1.000000

Base Cost Value:	\$210,494
Inventory Adjustment Total:	\$21,291
Adjusted Base Cost:	\$621,185
DRC:	\$545,400
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	1,806	2	4,064
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	916	0	137
Heating Accessory	Gas Stove w/flue	1	0	2,830	2,830
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Windows	Wood	0	0		0
Windows	Double	0	0		0
Windows	Storm	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	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Toilet	2	0	450	900
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Laundry Tub	1	0	550	550

Residence Valuation

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
Attic	0	0	0	0	0	0	0	0	1	0	0	0	0	288	288	0.00	0.00	24,665.28	24,665.28
First Floor	0	0	0	0	2	0	0	1	0	0	0			916	916	0.00	0.00	109,546.20	109,546.20
Second Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,204	1,204	0.00	0.00	76,282.92	76,282.92

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.878000	288.00	\$24,432	\$1,043	\$68,275	\$59,945

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch	0	288	0.15	43.20
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Plumbing	Laundry Tub	1	0	550	550.00

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	Wood Deck Treated	1.00	1.00	1.00	0.88	421	\$6,519	\$0	\$6,519	\$5,724

Residence Valuation

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	0.88	110	\$4,122	\$0	\$4,122	\$3,619

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	0.88	110	\$389	\$0	\$389	\$341

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Roof/ House Extension	2.68	1.00	1.00	0.88	192	\$2,097	\$0	\$5,619	\$4,933

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	0.88	168	\$2,601	\$0	\$2,601	\$2,284

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	1.00	1.00	0.88	1,000	\$2,500	\$0	\$2,500	\$2,195

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	1.00	1.00	1.00	0.88	396	\$2,138	\$0	\$2,138	\$1,878

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Generator/Electrical	2.68	1.00	1.00	0.88		\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
158	\$545,400	\$0	\$59,945	\$20,974	\$626,320	Residential	HS	<u>\$534,250</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
91981		9198		\$626,319	1.00	<u>\$534,250</u>	<u>1.00</u>
				<u>\$626,319</u>			

Certified Tax Roll Value

<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	\$457,138	\$720,178	\$1,177,316	\$183,748	\$359,238	\$542,986	\$6,217.34
2024	\$534,250	\$626,319	\$1,160,569	\$189,260	\$370,015	\$559,275	\$6,396.38