# **Appraisal Report**

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Account ID	Property Class	1	MA	NH	Tax Code	TaxMapKey
9582	101		3	В	1005	61010BC07404
Owner(s):	McBride Chase		Situs Add	ress:	762 F St	
					Gearhart,	

#### **Land Valuation**

			Lunu	· uruution			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$265,000	\$44,250	\$309,250
		Land Cor	nponents				
(	Category			Description			
On-Site Improveme	ent	Landsc	ape-Fair		_		
On-Site Utilities		Septic	System				
Site Adjustments		Med/Li	ght Traffic				
Rural		Homes	ite-Average				
Neighborhood		Urban					
Off-Site Improveme	ent	Public .	Access				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
On-Site Utilities		Public	Water				
Site Adjustments		Top-Me	ed/Light				
On-Site Utilities		Electric	eity				

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	130	1981	1999	11/08/2023	lmoore	1.000000	86120	00000	00000	0.861200	3.220000	000000.1

Base Cost Value: \$69,459
Inventory Adjustment Total: \$9,622

Adjusted Base Cost: \$254,641 DRC: \$219,297

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	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,102	3	2,887
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,102	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,102	2	2,424
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Door	1	0	90	90
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

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### **Room Grid**

						Full	Half						Aı	rea			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	0	0	2	2.0	0	0	0	0	1			1,102	1,102	0.00	0.00	65,975.96	65,975.96

# Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.861200	238.00	\$12,906	\$874	\$44,371	\$38,213

#### **Garage Components**

Description	Quantity	Area	Unit Cost	Adj. Cost
Concrete		0	0	0
Enamel Sheet	0	0	523.6	523.60
Concrete Slab	0	0	0	0
Garage Door Opener	1	0	350	350.00
Gable	0	0	0	0
Double	0	0	0	0
Shingle	0	0	0	0
	Concrete Enamel Sheet Concrete Slab Garage Door Opener Gable Double	Concrete Enamel Sheet 0 Concrete Slab 0 Garage Door Opener 1 Gable 0 Double 0	Concrete         0           Enamel Sheet         0         0           Concrete Slab         0         0           Garage Door Opener         1         0           Gable         0         0           Double         0         0	Concrete         0         0           Enamel Sheet         0         0         523.6           Concrete Slab         0         0         0           Garage Door Opener         1         0         350           Gable         0         0         0           Double         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	Cov Porch FND	1.00	1.00	1.00	0.86	240	\$7,028	\$0	\$7,028	\$6,052

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			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	Drive Exposed Agg	1.00	1.00	1.00	0.86	180	\$1,458	\$0	\$1,458	\$1,256
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 6 ft	1.00	1.00	1.00	0.86	156	\$4,633	\$0	\$4,633	\$3,990
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	0.86	24	\$564	\$0	\$1,817	\$1,565
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.86	60	\$1,515	\$0	\$1,515	\$1,304
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 4 ft	1.00	1.00	1.00	0.86	40	\$745	\$0	\$745	\$642

			U	uner	ımpı	ovem	ients					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	00 1.00	0.94	96	\$3,133	\$400	\$3,533	\$3,328	
			Other Components									
		Category				Desc	ription		Quantity	Area Unit Cost	Adj. Cost	
		Other Improven	nents			Electric	al Service		1	0 400	400.00	
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
All - R	Other Improvements	Lean-to-Class 4	3.22	1.00	1.00	0.86	44	\$0	\$0	\$0	\$0	
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	

1.00 1.00 1.00 0.99

\$2,081

\$0

\$2,081

\$2,057

All - R Other Improvements Garden Shed Conv.

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# **RMV Summary (Before Index)**

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
130	\$219,297	\$0	\$38,213	\$20,194	\$277,703	Residential	HS	\$309,250

#### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
95821		9582		\$277,703	1.00	\$309,250	1.00
				\$277,703			

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$256,413	\$324,926	\$581,339	\$102,462	\$127,835	\$230,297	\$2,636.97
2024	\$309,250	\$277,703	\$586,953	\$105,535	\$131,670	\$237,205	\$2,712.88

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