Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9654	101	3	C2	1005	61010BD02302
Owner(s):	Green Place Properties LLC	Situs Add	ress:	3096 N Hwy 101	
				Gearhart,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.43	\$145,000	\$39,750	\$184,750
		Land Con	nponents				
C	ategory			Description			
On-Site Utilities		Electric	ity		_		
On-Site Utilities		Public '	Water				
Site Adjustments		Top-Me	ed/Light				
Neighborhood		Urban					
Off-Site Improvemen	nt	Public A	Access				
On-Site Utilities		Septic S	System				
Off-Site Improvemen	nt	Asphalt	-Concrete Street				
Site Adjustments		Med/Li	ght Traffic				
On-Site Improvemen	nt	Landsc	ape-Fair				
Rural		Homesi	te-Average				

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Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %	
	244	2019	2019	07/20/2023	smaher	1.000000	97330	00000	00000	0.973300 2.77000	0000001	

Base Cost Value: \$417,282 Inventory Adjustment Total: \$58,043

Adjusted Base Cost: \$1,316,650

DRC: \$1,281,495

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	0		0
Interior - Accessory	Sprinkler System	0	6,868	3	20,604
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,874	0	719
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	4	0	480	1,920
Built-in Appliances	Disposal	4	0	150	600
Built-in Appliances	Microwave Fan	4	0	450	1,800
Plumbing	Shower Stall - Fiberglass	16	0	1,350	21,600
Plumbing	Water Heater (Std)	4	0	400	1,600
Plumbing	Kitchen Sink	4	0	450	1,800
Plumbing	Toilet	12	0	300	3,600
Plumbing	Lavatory	0	0		0
Plumbing	Bath Tub - Shower	4	0	950	3,800

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	4	4	4				4				4			2,874	2,874	0.00	0.00	223,722.06	223,722.06
Second Floor					12	8.0								3,994	3,994	0.00	0.00	193,560.30	193,560.30

Garage

Class	Garage Type	Garage Finish	Complete %	1		Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.973300	282.00	\$17,274	\$471	\$49,152	\$47,840

Garage Components

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		Category			Descript	ion	Quantity	A	rea Unit Cost	Adj. Cost
		Ext Wall Material	Н	d Bd			0	0	0	0
		Foundation	C	oncrete			0	0	0	0
		Garage Component	G	arage Door	Opener		1	0	400	400.00
		Roofing Material	C	omposition	Arch		0	282	0.25	70.50
Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Tota	l <u> </u>	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.973300	282.00	\$17,274	\$471		\$49,152	\$47,840

Garage Components

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		Category			Descript	ion	Quantity	Α	area Unit Cost	Adj. Cost
		Ext Wall Material	Н	d Bd			0	0	0	0
		Foundation	C	oncrete			0	0	0	0
		Garage Component	G	arage Door	Opener		1	0	400	400.00
		Roofing Material	C	omposition	Arch		0	282	0.25	70.50
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Garage Components

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Foundation	Concrete	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	282	0.25	70.50

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Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	282	0.25	70.50

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	0.97	32	\$173	\$0	\$173	\$168

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All - R	Other Improvements	Patio	1.00	1.00	1.00	0.97	32	\$173	\$0	\$173	\$168

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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.97	50	\$1,249	\$0	\$1,249	\$1,216
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			O	ther	Impi	oven	nents				
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4 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.97	50	\$1,249	\$0	\$1,249	\$1,216
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.97	5,607	\$22,708	\$0	\$22,708	\$22,102
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.97	176	\$950	\$0	\$950	\$925
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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC			

168

\$4,990

\$0

\$4,990

\$4,856

1.00 1.00 1.00 0.97

RMV Summary (Before Index)

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
244	\$1,281,495	\$0	\$191,359	\$36,196	\$1,509,050	Residential	HS	\$184,750

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
96541		9654		9654 \$1,509,050 1.00		\$184,750	1.00
				\$1,509,050			
				-	-		

4 - R Other Improvements Fencing Cedar 6 ft

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$116,505	\$1,255,110	\$1,371,615	\$52,170	\$601,694	\$653,864	\$7,486.95
2024	\$184,750	\$1,509,050	\$1,693,800	\$53,735	\$619,744	\$673,479	\$7,702.50

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