

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>
9764	101	3	B5	1005	61010CB04115

Owner(s): **Davis Gaylord E/Judith D**

Situs Address: **864 Little Beach Dr
Gearhart,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF River	0.33	\$1,406,000	\$62,250	\$1,468,250

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
On-Site Utilities	Septic System
Site Adjustments	View-Good
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Good
On-Site Utilities	Public Water
On-Site Utilities	Gas
On-Site Utilities	Telephone
Neighborhood	Urban
Off-Site Improvement	Private Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
158	1985	2003	05/23/2024	smaher	1.000000	88360	00000	00000	0.883600	2.680000	1.000000

Base Cost Value:	\$274,677
Inventory Adjustment Total:	\$27,999
Adjusted Base Cost:	\$811,171
DRC:	\$716,750
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 Accessory	Single Fireplace	2	0	4,140	8,280
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,762	1	1,145
Windows	Vinyl	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	386	3	1,042
Heating & Cooling	Forced Air	0	2,256	2	4,332
Interior - Floor	Wood Subfloor	0	1,762	0	0
Interior - Floor	Hard Wood Floor	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Instahot	1	0	250	250
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Toilet	4	0	450	1,800

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	1	0	0	0	0	0	0	0	0	272	272	0.00	0.00	23,896.32	23,896.32
First Floor	1	1	1	0	2	1.0	0	1	0	0	0			1,762	1,762	0.00	0.00	160,898.40	160,898.40
Second Floor	0	0	0	0	3	2.0	0	0	0	0	0			712	712	0.00	0.00	51,323.76	51,323.76

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.783600	576.00	\$36,975	\$900	\$101,504	\$79,539

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Shake Medium	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00
Foundation	Concrete		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	Wood Deck Treated	1.00	1.00	1.00	0.88	634	\$9,817	\$0	\$9,817	\$8,674

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	91	\$3,410	\$0	\$3,410	\$3,013

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 5 ft	1.00	1.00	1.00	0.88	87	\$2,196	\$0	\$2,196	\$1,941

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	225	\$3,484	\$0	\$3,484	\$3,078

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	\$2,209

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
158	\$716,750	\$0	\$79,539	\$18,916	\$815,205	Residential	HS	<u><u>\$1,468,250</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
97641		9764		\$815,205	1.00	<u><u>\$1,468,250</u></u>	<u><u>1.00</u></u>
				<u><u>\$815,205</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,480,092	\$837,715	\$2,317,807	\$608,891	\$524,693	\$1,133,584	\$12,979.88
2024	\$1,468,250	\$815,205	\$2,283,455	\$627,157	\$540,433	\$1,167,590	\$13,353.63