

# 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>
9894	401	3	F	1005	61010D001100

Owner(s): **Brown Carl D**  
**Brown Jaime L**

Situs Address: **702 Country Ave**  
**Gearhart,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.17	\$30,850	\$4,400	\$35,250

### Land Components

Category	Description
Neighborhood	Urban
Site Adjustments	View Fair
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	2020	2000		rlegg	0.620000	87000	00000	00000	0.870000	1.100000	1.000000

Base Cost Value:	\$123,131
Inventory Adjustment Total:	\$533
Adjusted Base Cost:	\$136,031
DRC:	\$73,375
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,524	0	533
Windows	Vinyl	0	0		0
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Kitchen Sink	0	0		0

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	1	1.0	0	1	2	0	1			1,524	1,524	0.00	0.00	82,847.52	82,847.52
Second Floor				1	2	1.0								1,266	1,266	0.00	0.00	51,604.86	51,604.86

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	0.520000	0.717300	528.00	\$19,422	\$185	\$21,568	\$8,045

### 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

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	0.520000	0.717300	528.00	\$19,422	\$185	\$21,568	\$8,045

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Roofing Material	Composition Arch	0	0	184.8	184.80
Roof Type	Gable	0	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
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.96	429	\$9,485	\$0	\$9,485	\$9,135

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 Gab.R.	1.10	1.00	1.00	0.96	97	\$4,705	\$0	\$5,175	\$4,984

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Shed Cedar H.End	1.00	1.00	1.00	0.87	234	\$8,962	\$0	\$8,962	\$7,797

## Residence Valuation

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### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.00	1.00	0.87	396	\$1,188	\$0	\$1,188	\$1,034

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.87	180	\$2,700	\$0	\$2,700	\$2,349

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.87	180	\$1,800	\$0	\$1,800	\$1,566

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.87	48	\$720	\$0	\$720	\$626

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
136	\$73,375	\$0	\$8,045	\$27,491	\$108,911	Residential	HS	<u>\$35,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
98941		9894		\$257,056	2.36	<u>\$149,728</u>	<u>4.63</u>
				<u>\$257,056</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$149,728	\$273,803	\$423,531	\$73,875	\$125,330	\$199,205	\$2,347.20
2024	\$163,203	\$257,056	\$420,259	\$76,091	\$129,089	\$205,180	\$2,412.88