

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9945	101	3	J5	1001	61010DC01000
Owner(s):	Chilinski Shauna J/Shrode Gary W		Situs Address:	2674 Hwy 101 N Seaside,	

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.44	\$100,000	\$160,720	\$260,720

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	130	1952	1990	01/25/2022	cleader	1.000000	80410	00000	00000	0.804100	2.570000	1.000000
	Base Cost Value: \$58,684											
	Inventory Adjustment Total: \$13,921											
	Adjusted Base Cost: \$186,596											
	DRC: \$150,042											
	Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	846	4	3,037
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Accessory	Sprinkler System	0	846	3	2,538
Roofing Material	Composition Arch	0	846	0	296
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	1	0	250	250

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
First Floor	1	1	1		1	1.0								846	846	0.00	0.00	55,741.08	55,741.08

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	Asphalt Drive	1.00	1.00	1.00	0.80	4,835	\$17,841	\$0	\$17,841	\$14,346

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 Composite	1.00	1.00	1.00	0.80	252	\$5,486	\$0	\$5,486	\$4,412

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	0.80	108	\$1,524	\$0	\$1,524	\$1,225

# 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 - A	Outbuildings	Multi-Purpose	1.57	1.00	1.00	0.93	99	\$3,037	\$1,970	\$7,861	\$7,275

### Other Components

Class- Other SC	Category	Description							Inventory Adjust Total	Adjusted Base Cost	DRC				
			Category			Description						Quantity	Area	Unit Cost	Adj. Cost
			Electrical			Service 100 amp						1	0	1000	1000.00
			Electrical			Wiring per outlet 110 volts						4	0	70	280.00
			Plumbing			Hose Bib						1	0	90	90.00
			Plumbing			Kitchen Sink						1	0	600	600.00
LCM %	LMA %	Comp %	Over- all%	Size	Base Cost										
6 - A	Outbuildings	Multi-Purpose	1.57	1.00	1.00	0.96	120	\$6,002	\$0	\$9,424	\$9,026				