# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9991	101	3	L	1003	610150000200
Owner(s):	Goodman Dale G/Marsha K	Situs Addr	ess:	1885 Lewis & Clar	k Rd
				Seaside,	

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.38	\$55,000	\$24,000	\$79,000
		Land Con	nponents				
	Category			Description			
Neighborhood		Urban			_		
On-Site Utilities		Public '	Water				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Gas					
Site Adjustments		Top-Me	ed/Light				
On-Site Utilities		Telepho	one				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Electric	ity				
Site Adjustments		Med/Li	ght Traffic				
On-Site Improveme	nt	Landsc	ape-Average				

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## **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	130	1966	1984	12/01/2020	bgermond	1.000000	78000	00000	00000	0.780000 2.12000	000000

Base Cost Value: \$83,265 Inventory Adjustment Total: \$9,357

Adjusted Base Cost: \$196,358 \$153,159

DRC:

Adjudicated Value:

## **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,430	2	3,146
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,430	0	501
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

## **Room Grid**

Γ								Half						Aı	ea			Base	Cost	
	Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
F	First Floor	1	1	1	0	3	1.0	1	1	0	0	1			1,430	1,430	0.00	0.00	79,089.40	79,089.40

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## **Residence Valuation**

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.780000	440.00	\$18,015	\$154	\$38,518	\$30,044

## **Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	154	154.00
Ext Wall Material	Vinyl	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0

#### **Other Improvements**

			U	uner	ımpı	oven	lents				
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/Light Covered	1.00	1.00	1.00	0.78	350	\$6,705	\$0	\$6,705	\$5,230
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 P APC Slab	1.00	1.00	1.00	0.78	48	\$0	\$0	\$0	\$0

## **RMV Summary (Before Index)**

		Improven	nent(s)			$\mathbf{L}$	and	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type I	Land Class	RMV before index
130	\$153,159	\$0	\$30,044	\$5,230	\$188,434	Residential	HS	\$79,000

## **Current RMV**

Indexed RMV Cumulative Index	_
\$130,242 1.71	
	=

## **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$271,939	\$402,181	\$81,600	\$127,814	\$209,414	\$2,643.34
2024	\$135,451	\$253,930	\$389,381	\$84,048	\$131,648	\$215,696	\$2,727.86

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