

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>
2008	101	4	C	1008	41006BC01700

Owner(s): **Hanson Mary Ann**
Hanson Trust Mary Ann Situs Address: **3916 Ocean Ave**
Cannon Beach, OR

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$235,000	\$121,813	\$356,813

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Urban
Rural	Homesite-Average
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	133	1940	1962	08/11/2014	cmc cleary	1.000000	6524	0000	0000	0.652400	1.100000	1.100000
Base Cost Value:		\$99,472										
Inventory Adjustment Total:		\$8,323										
Adjusted Base Cost:		\$130,432										
DRC:		\$85,094										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Heat & Cool Fuel	Oil	0	0	0	0
Heating & Cooling	Floor/Wall Furnace	0	1,062	3	2,761
Interior - Cabinetry	Hard Wood	0	0	0	0
Interior - Ceiling	Standard	0	0	0	0
Interior - Electric	220 Volt	0	0	0	0
Interior - Floor	Wood Subfloor	0	946	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	950	0	0
Foundation	Concrete	0	0	0	0
Foundation	Masonry	0	0	0	0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	2 Story Chimney	1	0	872	872
Windows	Metal	0	0	0	0
Windows	Vinyl	0	0	0	0
Interior - Wall	Wood	0	0	0	0
Interior - Wall	Dry Wall	0	0	0	0
Interior - Wall	Panel	0	0	0	0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400

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	2	0	0	0	0	0	0	0	0	224	224	0.00	0.00	13,902.96	13,902.96
Basement	0	0	0	0	0	0	0	0	1	0	1	440	0	0	440	20,681.00	0.00	0.00	20,681.00
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			950	950	0.00	0.00	59,899.00	59,899.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.10	1.00	0.65	171	\$2,907	\$0	\$3,198	\$2,086

Residence Valuation

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 Stairs/Landing	1.00	1.10	1.00	0.65	35	\$630	\$0	\$693	\$452

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All - R	Other Improvements	Deck Rails Plain	1.00	1.10	1.00	0.65	36	\$490	\$0	\$539	\$351

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Land			RMV before index
		Carport	Garage	Other Improvements	Program Type		Land Class			
133	\$85,094	\$0	\$0	\$3,794	Residential	\$88,888	HS			\$356,813

Current RMV

Improvement						Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
20081		2008		\$294,334	3.31	\$530,905	1.49	
				\$294,334				

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$530,905	\$280,318	\$811,223	\$247,277	\$157,530	\$404,807	\$5,109.72
2025	\$530,905	\$294,334	\$825,239	\$254,695	\$162,255	\$416,950	\$5,174.17