

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>
2442	100	4	14	1012	41018BB01000

Owner(s): Fanning David A Fanning Lori J	Situs Address: 81064 Arcadia Rd Cannon Beach,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.35	\$198,750	\$148,800	\$193,873

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
On-Site Utilities	Private Well
On-Site Utilities	Septic System

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	HS	\$193,873

Current RMV

Land	
Indexed RMV	Cumulative Index
\$461,147	2.28

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$461,146	\$0	\$461,146	\$301,944	\$0	\$301,944	\$3,724.91
2024	\$442,701	\$0	\$442,701	\$311,002	\$0	\$311,002	\$4,116.54

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202201452	02/23/2022	\$1,100,000	21	Yes	Primary	2442	41018BB01000
					Additional	2481	41018BA02400
					Additional	50652	41018BB01100
					Additional	2450	41018BB00900