

# 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>
<b>4803</b>	<b>101</b>	<b>4</b>	<b>E</b>	<b>1008</b>	<b>51019AA03800</b>

Owner(s):	<b>Berka Family Trust</b> <b>Berka Jack Webb Trustee</b> <b>Berka Kelly Cole Trustee</b>	Situs Address: <b>756 Ash St</b> <b>Cannon Beach,</b>
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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	0.21	\$197,000	\$195,985	\$392,985

### Land Components

Category	Description
On-Site Utilities	Underground Utilities
Site Adjustments	View-Average
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Gas
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Average
On-Site Utilities	Cable Tv

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
157	1990	1990		srutter	1.000000	81190	00000	00000	0.811900	1.000000	1.600000

Base Cost Value:	\$268,789
Inventory Adjustment Total:	\$29,302
Adjusted Base Cost:	\$476,946
DRC:	\$387,232
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,175	2	4,241
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,189	-0	-119
Windows	Vinyl	0	0		0
Interior - Ceiling	Recessed Lighting	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Floor	Wood Subfloor	0	2,111	0	0
Interior - Floor	Wood Subfloor	0	1,189	0	0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Built-in Refrigerator	1	0	5,720	5,720
Built-in Appliances	Deluxe Range	1	0	900	900
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Shower Stall - Door	2	0	0	0

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Sauna 5X6	1	0	4,500	4,500
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Lavatory	4	0	500	2,000

### 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	
Basement	0	0	0	1	2	1.0	0	0	0	0	0	0	0	0	1,050	1,050	0.00	0.00	80,694.50	80,694.50
First Floor	1	1	0	0	0	0	1	1	0	0	1			1,189	1,189	0.00	0.00	126,117.30	126,117.30	
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			922	922	0.00	0.00	61,977.06	61,977.06	

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.811900	273.00	\$23,779	\$423	\$38,723	\$31,439

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition	1	0	-27.3	-27.30
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.60	1.00	0.81	578	\$9,826	\$0	\$15,722	\$12,764

## 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	Asphalt Drive	1.00	1.60	1.00	0.81	2,280	\$6,840	\$0	\$10,944	\$8,885

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	1.60	1.00	0.81	665	\$11,305	\$0	\$18,088	\$14,686

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
157	\$387,232	\$0	\$31,439	\$36,335	\$455,007	Residential	HS	<u>\$392,985</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
48031		4803		\$1,687,984	3.71	<u>\$590,585</u>	<u>1.56</u>
				<u>\$1,687,984</u>			

## Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$590,584	\$1,666,504	\$2,257,088	\$469,939	\$445,137	\$915,076	\$10,749.41
2024	\$614,208	\$1,687,984	\$2,302,192	\$484,037	\$458,491	\$942,528	\$11,897.13