

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>
4831	101	4	E	1008	51019AA06100

Owner(s): Simon Miklos Fulep Aniko	Situs Address: 398 7th St Cannon Beach, OR
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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	0.11	\$170,000	\$29,985	\$199,985

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1935	1961	09/10/2015	mpincombe	1.000000	65240	00000	00000	0.652400	1.100000	1.000000

Base Cost Value:	\$46,068
Inventory Adjustment Total:	\$5,679
Adjusted Base Cost:	\$56,922
DRC:	\$37,136
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Frame	0	710	-2	-1,172
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	710	2	1,562
Heating Accessory	Wood Stove Hearth - Avg	1	710	2,600	2,600
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	710	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	710	0	249
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Comp	0	0		0
Interior - Wall	Wood	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	250	250

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	2	1.0	0	0	0	0	0	710	710	0.00	0.00	50,303.80	50,303.80		

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.872400	168.00	\$13,306	\$1,475	\$14,781	\$12,895

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Wall	Dry Wall	0	0	0	0
Roofing Material	Composition Arch	0	144	0.25	36.00
Heating & Cooling	Baseboard & Wall or Cable	0	144	2.7	388.80
Plumbing	Water Heater (Std)	1	0	400	400.00
Plumbing	Half Bath	1	0	650	650.00

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	Lean-to-Class 5	1.00	1.00	1.00	0.65	144	\$1,627	\$0	\$1,627	\$1,062

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	0.65	252	\$4,284	\$0	\$4,284	\$2,795

Residence Valuation

Other Improvements

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. Porch Shed R	1.10	1.00	1.00	0.65	102	\$4,610	\$0	\$5,071	\$3,309

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Roof/ House Extension	1.10	1.00	1.00	0.65	36	\$328	\$0	\$360	\$235

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	0.65	56	\$952	\$0	\$952	\$621

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$37,136	\$0	\$12,895	\$8,021	\$58,052	Residential	HS	<u>\$199,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
48311		4831		\$215,360	3.71	<u>\$300,541</u>	<u>1.56</u>
				<u>\$215,360</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$300,541	\$211,439	\$511,980	\$113,912	\$78,902	\$192,814	\$2,265.00
2024	\$312,562	\$215,360	\$527,922	\$117,329	\$81,269	\$198,598	\$2,506.84