

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>
4889	101	4	E4	1008	51019AB02400

Owner(s): Orfield Kelly A	Situs Address: 784 Oak Ct
Orfield Tamara L	Cannon Beach, OR

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	1.09	\$1,033,400	\$431,985	\$1,465,385

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Neighborhood	Urban
Site Adjustments	View-Good
On-Site Improvement	Landscape-Average
Off-Site Improvement	Asphalt-Concrete Street
Water Front	Oceanfront
Off-Site Improvement	Public Access
On-Site Utilities	Underground Utilities
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
161	1999	1999	05/27/2015	mpincombe	1.000000	86330	00000	00000	0.863300	1.000000	1.600000

Base Cost Value:	\$553,345
Inventory Adjustment Total:	\$68,163
Adjusted Base Cost:	\$994,413
DRC:	\$858,477
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	3,662	2	5,493
Heating Accessory	Single Fireplace	3	0	4,700	14,100
Interior - Accessory	Security Sys. 24 Zones	1	0	900	900
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,485	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	2,485	0	0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Toilet	5	0	800	4,000
Plumbing	Bath Tub - Shower	1	0	2,400	2,400
Plumbing	Bar Sink	1	0	700	700
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Bath Tub - W/O Shower	1	0	1,500	1,500
Plumbing	Jet Tub	1	0	4,900	4,900
Plumbing	Shower Stall - Tile	2	0	3,600	7,200
Plumbing	Bar Sink	1	0	700	700
Plumbing	Lavatory	7	0	1,500	10,500
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	800	800

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	890	890
Built-in Appliances	Built-in Refrigerator	1	0	5,720	5,720
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Built-in Appliances	Microwave	1	0	800	800
Built-in Appliances	Oven/Single	2	0	1,190	2,380
Built-in Appliances	Warming Drawer	1	0	1,130	1,130
Built-in Appliances	Cooktop	1	0	780	780
Built-in Appliances	Disposal	1	0	210	210

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	2.0	0	0	0	0	0	0	0	2,355	2,355	0.00	0.00	208,383.80	208,383.80
First Floor	1	1	1	0	2	2.0	1	1	0	0	1			2,485	2,485	0.00	0.00	344,961.50	344,961.50

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.863300	550.00	\$48,909	\$500	\$79,054	\$68,248

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Hip	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Shake Medium	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Garage Component	Garage Door Opener	1	0	500	500.00

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.86	176	\$8,536	\$0	\$13,658	\$11,791

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov. Porch Shed R	1.00	1.60	1.00	0.86	622	\$28,114	\$0	\$44,983	\$38,834

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	1.60	1.00	0.86	2,319	\$15,074	\$0	\$24,118	\$20,821

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	0.86	136	\$2,312	\$0	\$3,699	\$3,194

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Sprinkler System	1.00	1.60	1.00	0.86	3,000	\$2,500	\$0	\$4,000	\$3,453

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
161	\$858,477	\$0	\$68,248	\$78,092	\$1,004,817	Residential	HS	<u>\$1,465,385</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
48891		4889		\$2,341,286	2.33	<u>\$2,397,484</u>	<u>1.57</u>
				<u>\$2,341,286</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,397,484	\$2,455,225	\$4,852,709	\$1,092,514	\$792,733	\$1,885,247	\$22,145.98
2024	\$2,301,584	\$2,341,286	\$4,642,870	\$1,125,289	\$816,514	\$1,941,803	\$24,510.59

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
9914284	12/08/1999	\$1,950,000	20	Yes	Primary	4889	51019AB02400
					Additional	4902	51019AB03300
					Additional	4888	51019AB02400