Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
4979	101	4	E	1008	51019AD07000
Owner(s):	Najimi MJ	Situs Addr	ess:	544 N Laurel St	
	MJN/PF Revocable Trust			Cannon Beach,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV		
	Residential	HS	Acre	0.17	\$188,000	\$344,985	\$532,985		
C	ategory			Description					
On-Site Utilities		Telepho	one						
Off-Site Improveme	nt	Public A	Access						
On-Site Improvemen	nt	Landsc	Landscape-Fair						
On-Site Utilities		Public	Sewer						
Off-Site Improveme	nt	Gravel-	Dirt Street						
On-Site Utilities		Public '	Water						
On-Site Utilities		Electric	ity						
Neighborhood		Urban							
Site Adjustments		View-A	verage						

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM	I %	LMA %
	151	2019	2019	09/14/2020	cmccleary	0.280000	97330	00000	00000	0.973300 1.00	0000	.600000

Base Cost Value: \$335,880 Inventory Adjustment Total: \$285

Adjusted Base Cost: \$537,864

DRC: \$146,581

Adjudicated Value:

Improvement Components

Ext Wall Material Hd Bd Foundation Concrete Heat & Cool Fuel Gas Heating & Cooling Forced Air Roof Type Gable Roofing Material Composition Arch Windows Vinyl Built-in Appliances Cooktop	0 0 0 0	0 0 0		0
Heat & Cool Fuel Gas Heating & Cooling Forced Air Roof Type Gable Roofing Material Composition Arch Windows Vinyl	0	0		0
Heating & Cooling Forced Air Roof Type Gable Roofing Material Composition Arch Windows Vinyl	-	-		
Roof Type Gable Roofing Material Composition Arch Windows Vinyl	0			0
Roofing Material Composition Arch Windows Vinyl		0		0
Windows Vinyl	0	0		0
3	0	1,900	0	285
Ruit in Appliances Cookton	0	0		0
Built-in Apphances Cooktop	0	0		0
Built-in Appliances Hood Fan	0	0		0
Built-in Appliances Dishwasher	0	0		0
Built-in Appliances Oven/Double	0	0		0
Built-in Appliances Built-in Refrigerator	0	0		0
Built-in Appliances Microwave	0	0		0
Plumbing Toilet	0	0		0
Plumbing Lavatory	0	0		0
Plumbing Shower Stall - Tile	0	0		0
Plumbing Kitchen Sink	0	0		0
Plumbing Water Heater (Std)	0	0		0
Plumbing Laundry Tub	0	0		0
Plumbing Bar Sink				

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement					2	1.0	1	1	1		1		702	1,170	1,872	0.00	37,883.06	81,572.45	119,455.51
First Floor	1	1			1	1.0	1		1					1,900	1,900	0.00	0.00	169,275.00	169,275.00

Residence Valuation

Other Improvements													
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Other Improvements	Gar. Door Opener	1.00	1.60	0.00	0.97		\$450	\$0	\$720	\$0		
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Other Improvements	Gar. Door Opener	1.00	1.60	0.00	0.97		\$450	\$0	\$720	\$0		
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Other Improvements	Wood Deck Treated	1.00	1.60	0.00	0.97	346	\$5,882	\$0	\$9,411	\$0		
Class- Other SC	Cotogowy	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Category Other Improvements	Wood Deck Treated	1.00	1.60	0.00	0.97	188	\$3,196	\$0	\$5,114	\$0		

RMV Summary (Before Index)

		Improver	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
151	\$146,581	\$0	\$0	\$0	\$146,581	Residential	HS	\$532,985

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538169	4979			\$543,785	3.71	\$800,980	1.56
				\$543,785			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$800,979	\$0	\$800,979	\$475,082	\$49,824	\$524,906	\$6,166.07
2024	\$833,019	\$543,785	\$1,376,804	\$489,334	\$300,720	\$790,054	\$9,972.53

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