

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>
5066	101	4	E4	1008	51019AC01200

Owner(s): **Foray Oregon LLC**

Situs Address: **640 N Oak St
Cannon Beach,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	1.41	\$1,070,300	\$426,985	\$1,497,285

Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Site Adjustments	View-Good
Site Adjustments	Med/Light Traffic
Neighborhood	Urban
Water Front	Oceanfront
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 %
167	2000	2000	05/28/2014	mpincombe	1.000000	86910	00000	00000	0.869100	1.000000	1.600000

Base Cost Value:	\$666,135
Inventory Adjustment Total:	\$52,975
Adjusted Base Cost:	\$1,150,577
DRC:	\$999,966
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	3,698	2	5,547
Heating Accessory	Stacked Fireplace	2	0	8,960	17,920
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	4,608	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Wood Shingle	0	2,044	-1	-2,862
Windows	Thermal	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	800	800
Built-in Appliances	Dishwasher	1	0	890	890
Built-in Appliances	Disposal	1	0	210	210
Built-in Appliances	Oven/Double	1	0	2,050	2,050
Built-in Appliances	Microwave	1	0	800	800
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,020	1,020
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Toilet	4	0	800	3,200
Plumbing	Bath Tub - Shower	2	0	2,400	4,800
Plumbing	Jet Tub	2	0	4,900	9,800
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Lavatory	4	0	1,500	6,000
Plumbing	Laundry Tub	1	0	1,100	1,100

Residence Valuation

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
Attic	0	0	0	0	0	0	0	0	1	0	0	0	0	144	144	0.00	0.00	30,524.96	30,524.96
Basement	0	0	0	0	0	0	0	0	1	0	0	0	0	80	80	0.00	0.00	28,749.80	28,749.80
First Floor	0	0	0	0	2	1.0	1	1	1	0	1			2,044	2,044	0.00	0.00	306,285.80	306,285.80
Second Floor	1	1	1	1	2	2.0	0	0	0	0	0			2,564	2,564	0.00	0.00	205,836.84	205,836.84

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.869100	576.00	\$50,432	\$194	\$81,001	\$70,398

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Wood Shingle	0	0	-806.4	-806.40
Foundation	Concrete		0	0	0
Roof Type	Hip	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	2	0	500	1000.00
Ext Wall Material	Shingle	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	0.87	678	\$11,526	\$0	\$18,442	\$16,028

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	Enclosed Por. 3/4	1.00	1.60	1.00	0.87	98	\$10,690	\$0	\$17,104	\$14,865

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.60	1.00	0.87	662	\$2,979	\$0	\$4,766	\$4,142

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	0.87	2,950	\$19,175	\$0	\$30,680	\$26,664

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	0.87	45	\$765	\$0	\$1,224	\$1,064

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.60	1.00	0.87	55	\$4,000	\$0	\$6,399	\$5,562

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	0.87	60	\$2,910	\$0	\$4,656	\$4,047

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	0.87	40	\$680	\$0	\$1,088	\$946

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	0.87	73	\$3,541	\$0	\$5,665	\$4,923

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.60	1.00	0.87	1	\$2,500	\$0	\$4,000	\$3,476

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
167	\$999,966	\$0	\$70,398	\$81,716	\$1,152,081	Residential	HS	<u>\$1,497,285</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
50661		5066		\$2,684,420	2.33	<u>\$2,449,675</u>	<u>1.57</u>
				<u>\$2,684,420</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,449,675	\$2,814,610	\$5,264,285	\$1,175,762	\$996,914	\$2,172,676	\$25,522.44
2024	\$2,351,688	\$2,684,420	\$5,036,108	\$1,211,034	\$1,026,821	\$2,237,855	\$28,247.52