

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>
51671	101	4	C4	1008	51030AD02300

Owner(s):	Harvey Eric M Harvey Cleita R	Situation Address:	763 S Ocean Ave Cannon Beach,
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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	FF Ocean	0.17	\$870,000	\$19,985	\$889,985

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Site Adjustments	View-Good
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
Water Front	Oceanfront
On-Site Utilities	Electricity
On-Site Utilities	Telephone
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 %
156	2019	2019	10/20/2014	mpincombe	1.000000	97330	00000	00000	0.973300	1.000000	1.600000

Base Cost Value:	\$236,201
Inventory Adjustment Total:	\$31,104
Adjusted Base Cost:	\$427,688
DRC:	\$416,269
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	2,276	2	4,370
Interior - Accessory	Security Sys. Video Door Phone	3	0	660	1,980
Interior - Ceiling	Standard	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,567	2	3,134
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	2	0	4,140	8,280
Heating Accessory	Fireplace/Gas/Direct Vent	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Toilet	3	0	450	1,350
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Bath Tub - W/O Shower	2	0	900	1,800

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	0	1	1	1	1	1.0	0	1	0	0	1			1,567	1,567	0.00	0.00	149,061.90	149,061.90
Second Floor	0	0	0	0	1	2.0	0	0	2	0	0			1,418	1,418	0.00	0.00	87,139.14	87,139.14

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete Over-all		Size	Base Cost	Inventory	Adjusted	DRC
			%	%			Adjust Total	Base Cost	
5	Attached	Unfinished	1.000000	0.973300	690.00	\$39,318	\$56,810	\$153,804	\$149,698

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Gar. 2nd Floor-Finished	0	690	72.7647826	50207.70
Built-in Appliances	Dishwasher	1	0	720	720.00
Plumbing	Lavatory	0	1	500	500.00
Plumbing	Toilet	0	1	450	450.00
Plumbing	Bath Tub - Shower	0	1	1400	1400.00
Heating & Cooling	Baseboard & Wall or Cable	0	690	2.25	1552.50
Plumbing	Kitchen Sink	0	1	600	600.00
Heating Accessory	Fireplace/Gas/Direct Vent	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Enamel Sheet	0	690	2	1380.00

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	Sprinkler System	1.00	1.60	1.00	0.97	3	\$2,500	\$0	\$4,000	\$3,893

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 Brick/Sand	1.00	1.60	1.00	0.97	352	\$3,520	\$0	\$5,632	\$5,482

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	Drive Concrete	1.00	1.60	1.00	0.97	1,192	\$5,364	\$0	\$8,582	\$8,353

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
156	\$416,269	\$0	\$149,698	\$17,728	\$583,694	Residential	HS	<u>\$889,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524129		51671		\$1,369,045	2.35	<u>\$2,174,420</u>	<u>2.35</u>
				<u>\$1,369,045</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,174,420	\$1,433,414	\$3,607,834	\$735,011	\$662,366	\$1,397,377	\$16,415.01
2024	\$2,087,443	\$1,369,045	\$3,456,488	\$757,061	\$682,236	\$1,439,297	\$18,167.68