Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5278	101	4	C	1008	51019DD04502
Owner(s):	Larch Street Investments LLC	Situs Add	ress: 1	50 N Larch St	
			(Cannon Beach.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential	HS	Acre	0.10	\$235,000	\$79,985	\$314,985			
		Land Con	nponents							
	Category			Description						
On-Site Utilities			ity							
On-Site Utilities		Telepho	one							
Off-Site Improveme	ent	Private	Private Access							
Site Adjustments		Top-Me	ed/Light							
On-Site Utilities		Public	Sewer							
On-Site Utilities		Public '	Water							
Neighborhood		Urban								
Off-Site Improveme	ent	Gravel-	Dirt Street							
Site Adjustments	View-G	food								
On-Site Improveme	nt	Landsc	ape-Fair							
Site Adjustments		Med/Li	ght Traffic							

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Residence Valuation

Improvement: 1	Stat Year Class Built	Effective Appraisal Year Date	Appraiser Id	Complete % Phys Func Econ Overall LCM % LMA %
	131 1961	1997 10/25/2021	norlaineta	1.000000 85400 00000 00000 0.854000 1.100000 1.100000

Base Cost Value: \$98,414
Inventory Adjustment Total: \$11,936
Adjusted Base Cost: \$133,524

DRC: \$114,030

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	992	3	2,926
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	992	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	992	0	0
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	2	0	350	700
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400

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Residence Valuation

Room Grid

						Full	Half						Aı	·ea			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	0	0	0	0	0	0	0	1	0	0	1	992	0	0	992	31,900.26	0.00	0.00	31,900.26
First Floor	2	2	0	0	3	2.0	0	0	0	0	0			992	992	0.00	0.00	61,578.16	61,578.16

	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	1.10	1.00	0.85	384	\$6,528	\$0	\$7,181	\$6,132		
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 Stairs/Landing	1.00	1.10	1.00	0.85	49	\$882	\$0	\$970	\$829		
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Other Improvements	Deck Rails Decorative	1.00	1.10	1.00	0.85	53	\$827	\$0	\$909	\$777		
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC		
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.10	1.00	0.85	77	\$1,463	\$0	\$1,609	\$1,374		

Residence Valuation

RMV Summary (Before Index)

		Improven		Land					
Residence by Stat Class	Residence Carport Garage Improvements Total					Program Type			
131	\$114,030	\$0	\$0	\$9,112	\$123,142	Residential	HS	\$314,985	

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
52781	5278			\$388,343	3.15	\$450,644	1.49
				\$388,343			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$450,643	\$383,047	\$833,690	\$337,116	\$125,834	\$462,950	\$5,438.27
2024	\$468,669	\$388,343	\$857,012	\$347,229	\$129,609	\$476,838	\$6,018.93

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