

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>
5354	101	4	E	1008	51020CB00402

Owner(s):	Dailey Steven K Ennis Kelli N	Situs Address: 280 E 5th St 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	Acre	0.15	\$170,000	\$11,985	\$181,985

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Site Adjustments	View Fair
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 %
151	2021	2021	11/24/2021	norlaineta	1.000000	98340	00000	00000	0.983400	1.000000	1.600000

Base Cost Value:	\$257,227
Inventory Adjustment Total:	\$32,259
Adjusted Base Cost:	\$463,177
DRC:	\$455,489
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	2,594	3	7,393
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,600	5,200
Interior - Wall	Dry Wall	0	0		0
Roof Type	Shed	0	0		0
Roofing Material	Enamel Sheet	0	1,723	2	3,446
Windows	Vinyl	0	0		0
Interior - Floor	Concrete Slab	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	3	0	450	1,350
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bar Sink	1	0	450	450

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
Basement	0	0	0	0	2	1.0	0	1	0	0	1		644	871	1,515	0.00	36,098.49	62,597.36	98,695.85
First Floor	0	1	1	1	2	2.0	0	0	0	0	0			1,723	1,723	0.00	0.00	158,531.10	158,531.10

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Shed R	1.00	1.60	1.00	0.98	70	\$3,164	\$0	\$5,062	\$4,978

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Composite	1.00	1.60	1.00	0.98	28	\$784	\$0	\$1,254	\$1,234

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Shed Cedar H.End	1.00	1.60	1.00	0.98	15	\$738	\$0	\$1,181	\$1,162

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Gar. Door Opener	1.00	1.60	1.00	0.98	1	\$450	\$0	\$720	\$708

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Gar. Door Opener	1.00	1.60	1.00	0.98	1	\$450	\$0	\$720	\$708

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Shed R	1.00	1.60	1.00	0.98	107	\$4,836	\$0	\$7,738	\$7,610

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Shed R	1.00	1.60	1.00	0.98	131	\$5,921	\$0	\$9,474	\$9,317

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Drive Concrete	1.00	1.60	1.00	0.98	810	\$3,645	\$0	\$5,832	\$5,735

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
151	\$455,489	\$0	\$0	\$31,451	\$486,940	Residential	HS	<u>\$181,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538481		5354		\$1,806,448	3.71	<u>\$273,490</u>	<u>1.56</u>
				<u>\$1,806,448</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$258,461	\$1,029,906	\$1,288,367	\$83,406	\$456,043	\$539,449	\$6,336.91
2024	\$284,429	\$1,806,448	\$2,090,877	\$92,987	\$814,573	\$907,560	\$11,455.76