Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	<u>-</u>	MA	NH	Tax Code	TaxMapKey
5363	101		4	\mathbf{E}	1008	51020CB00800
Owner(s):	Courier Paul		Situs Add	ress:	540 N Elm 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	0.13	\$176,667	\$19,985	\$196,652
		Land Con	nponents				
(Category			Description			
Neighborhood		Urban					
On-Site Utilities		Public	Sewer				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Telepho	ne				
On-Site Improveme	nt	Landsc	ape-Fair				
On-Site Utilities		Public '	Water				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Electric	ity				

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Residence Valuation

Improvement: 1	Class	Year Built	Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	134	1955	1955	10/01/2015	sgibson	1.000000	62370	00000	00000	0.623700	1.100000	1.000000
								В	ase Co	st Value:		\$79,371
							Invent	ory Ac	ljustme	nt Total:		\$10,582
								Adju	sted Ba	se Cost:		\$98,949
										DRC:		\$61,714

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonary	0	480	0	0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,116	3	2,924
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	480	0	168
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	2	0	750	1,500

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Residence Valuation

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
First Floor	1	1	1	0	0	0	0	0	0	0	1			480	480	0.00	0.00	41,108.40	41,108.40
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			876	876	0.00	0.00	38,262.96	38,262.96

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.840500	290.00	\$13,941	\$102	\$15,447	\$12,983

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	101.5	101.50
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	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
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.00	1.00	0.62	200	\$9,700	\$0	\$10,670	\$6,655

Residence Valuation

Other	Improvements	
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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	1.00	1.00	0.62	180	\$810	\$0	\$810	\$505

RMV Summary (Before Index)

		Improve	ment(s)			Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index		
134	\$61,714	\$0	\$12,983	\$7,160	\$81,857	Residential	HS	\$196,652		

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
53631		5363		\$303,673	3.71	\$295,532	1.56
				\$303,673			
				-			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$295,531	\$300,047	\$595,578	\$134,837	\$82,878	\$217,715	\$2,557.52
2024	\$307,353	\$303,673	\$611,026	\$138,882	\$85,364	\$224,246	\$2,830.59