

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>
5501	101	4	BC	1008	51029BC00700

Owner(s):	Davis Joanne L Tr	Situs Address:	348 E Jackson St
	Davis Joanne L Trust		Cannon Beach,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.24	\$312,500	(\$42,515)	\$269,985

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
110	1974	1955	05/04/2015	mpincombe	1.000000	62270	00000	00000	0.622700	1.100000	1.400000

Base Cost Value:	\$18,959
Inventory Adjustment Total:	\$2,740
Adjusted Base Cost:	\$33,415
DRC:	\$20,808
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Plywood	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	308	1	323
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	308	3	816
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	308	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Shed	0	0		0
Roofing Material	Composition	0	308	0	0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Plumbing	Water Heater (Std)	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	300	300
Plumbing	Lavatory	1	0	150	150
Plumbing	Toilet	1	0	150	150

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	1	0	0	0	0	1.0	0	0	0	0	0			308	308	0.00	0.00	18,958.76	18,958.76

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	Garden Shed Conv.	1.00	1.40	1.00	0.40	48	\$1,428	\$0	\$1,999	\$800

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.40	1.00	0.20	144	\$3,906	\$0	\$5,468	\$1,094

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
110	\$20,808	\$0	\$0	\$1,893	\$22,701	Residential	HS	<u>\$269,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
55011		5501		\$64,694	2.85	<u>\$435,639</u>	<u>1.68</u>
				<u>\$64,694</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$435,639	\$63,929	\$499,568	\$135,848	\$41,540	\$177,388	\$2,083.79
2024	\$453,064	\$64,694	\$517,758	\$139,923	\$42,786	\$182,709	\$2,306.26