

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5540	101	4	BC	1008	51029BC03500

Owner(s): Flagel Jeffrey M Living Trust Flagel Kristy J Living Trust Flagel Jeffrey M/Kristy J Trustee(s)	Situs Address: 197 E Monroe 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	0.06	\$195,000	\$43,985	\$238,985

Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Telephone
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 %
132	1935	1979	10/02/2014	sgibson	1.000000	75240	00000	00000	0.752400	1.100000	1.400000

Base Cost Value:	\$76,501
Inventory Adjustment Total:	\$8,164
Adjusted Base Cost:	\$130,384
DRC:	\$98,101
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	990	3	2,921
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
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	810	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	810	0	284
Windows	Vinyl	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	1	0	250	250
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350

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
Attic					1				1					360	360	0.00	0.00	18,362.40	18,362.40
First Floor	1	1	1	0	2	1.0	0	1	0	0	0			810	810	0.00	0.00	54,301.80	54,301.80

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 Fir	1.00	1.40	1.00	0.75	30	\$390	\$0	\$546	\$411

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	1.40	1.00	0.75	60	\$2,910	\$0	\$4,481	\$3,372

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	1.40	1.00	0.75	264	\$1,188	\$0	\$1,663	\$1,251

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 Fir	1.00	1.40	1.00	0.75	240	\$3,120	\$0	\$4,368	\$3,286

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	Wood Deck Fir	1.00	1.40	1.00	0.75	48	\$624	\$0	\$874	\$657

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 Picket	1.00	1.40	1.00	0.75	115	\$2,300	\$0	\$3,220	\$2,423

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 Plain	1.00	1.40	1.00	0.75	14	\$190	\$0	\$267	\$201

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
132	\$98,101	\$0	\$0	\$11,601	\$109,702	Residential	HS	<u>\$238,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
55401		5540		\$312,630	2.85	<u>\$385,619</u>	<u>1.68</u>
				<u>\$312,630</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$385,618	\$304,242	\$689,860	\$131,378	\$146,200	\$277,578	\$3,260.68
2024	\$401,043	\$312,630	\$713,673	\$135,319	\$150,586	\$285,905	\$3,608.85