Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
55502	101	4	В	1008	41006CB04401
Owner(s):	Johnson Duane N/Cheryl L	Situs Add	ress: 1	31 E Sitka St	
			(annon Beach, OR	

Land Valuation

Site Fragment Land Use		Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV		
	Residential	HS	Acre	0.15	\$178,333	(\$682)	\$177,651		
(Category			Description					
Neighborhood		Urban							
Off-Site Improveme	ent	Public A	Access						
Off-Site Improveme	ent	Asphalt	-Concrete Street						
Site Adjustments		Top-Me	Top-Med/Light						
Site Adjustments		Med/Li							
Rural		Homesi	te-Average						

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	141	2006	2006	08/05/2014	mpincombe	1.000000	90310	00000	00000	0.903100	1.000000	1.250000

Base Cost Value: \$205,745 Inventory Adjustment Total: \$15,540

Adjusted Base Cost: \$276,606 \$249,803

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	2,625	2	4,463
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,750	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,750	0	438
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Disposal	2	0	150	300
Built-in Appliances	Hood Fan	2	0	280	560
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	2	0	400	800
Plumbing	Full Bath	3	0	1,600	4,800

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											1		1,750		1,750	0.00	86,046.50	0.00	86,046.50
First Floor	2	2			3	3.0								1,750	1,750	0.00	0.00	119,698.50	119,698.50

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Residence Valuation

Garage

Class	class Garage Type Garage Finish		Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	510.00	\$26,056	\$1,728	\$34,729	\$31,364

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	510	0.25	127.50
Garage Component	Garage Door Opener	4	0	400	1600.00

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	Drive Concrete	1.00	1.25	1.00	0.90	1,802	\$8,109	\$0	\$10,136	\$9,154

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	1.25	1.00	0.90	150	\$675	\$0	\$844	\$762

Residence Valuation

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.25	1.00	0.90	20	\$970	\$0	\$1,213	\$1,095
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.25	1.00	0.90	56	\$1,008	\$0	\$1,260	\$1,138
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Garden Shed Conv.	1.00	1.25	1.00	0.90	80	\$2,240	\$0	\$2,800	\$2,529

RMV Summary (Before Index)

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
141	\$249,803	\$0	\$31,364	\$14,678	\$295,845	Residential	HS	\$177,651

Current RMV

			<u></u>	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532560		55502		\$988,387	3.34	\$277,406	1.62
				\$988,387			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$277,406	\$975,122	\$1,252,528	\$224,224	\$369,418	\$593,642	\$6,973.51
2024	\$288,502	\$988,387	\$1,276,889	\$230,950	\$380,500	\$611,450	\$7,718.08

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