

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5594	101	4	B	1008	51029BC07500

Owner(s):	Higgins Frederick Donald Higgins Wendy Ann	Sitius Address:	216 E Gower Ave 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	0.23	\$230,000	\$23,985	\$253,985

Land Components

Category	Description
On-Site Utilities	Gas
On-Site Utilities	Cable Tv
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Neighborhood	Urban
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 %
146	1989	2007	12/27/2021	norlaineta	1.000000	90620	00000	00000	0.906200	1.000000	1.250000

Base Cost Value:	\$165,770
Inventory Adjustment Total:	\$14,170
Adjusted Base Cost:	\$224,925
DRC:	\$203,827
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	2,630	2	4,471
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,026	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,316	0	329
Ext Wall Material	Cedar/Redwood	0	1,026	0	0
Ext Wall Material	Wood/Bevel	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	3	0	350	1,050

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
First Floor	1	1	1	0	0	0	1	0	0	0	1			1,522	1,522	0.00	0.00	107,853.90	107,853.90
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			1,316	1,316	0.00	0.00	67,156.96	67,156.96

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.806200	400.00	\$19,489	\$100	\$24,486	\$19,740

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Roofing Material	Composition Arch	0	0	100	100.00
Roof Type	Gable	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
All - R	Other Improvements	Asphalt Drive	1.00	1.25	1.00	0.91	360	\$1,080	\$0	\$1,350	\$1,223

Residence Valuation

Other Improvements

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	0.91	210	\$10,185	\$0	\$12,731	\$11,537

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 Composite	1.00	1.25	1.00	0.91	424	\$11,872	\$0	\$14,840	\$13,448

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
146	\$203,827	\$0	\$19,740	\$26,208	\$249,776	Residential	HS	<u>\$253,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
55941		5594		\$834,477	3.34	<u>\$396,603</u>	<u>1.62</u>
				<u>\$834,477</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$396,602	\$823,311	\$1,219,913	\$139,577	\$298,639	\$438,216	\$5,147.73
2024	\$412,467	\$834,477	\$1,246,944	\$143,764	\$307,598	\$451,362	\$5,697.36