

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5645	101	4	I	1008	51029BC10900

Owner(s): **Mbathie Mouhamadou Lamine Bara**  
**Broderick Clara Josephine**

Situs Address: **403 Glenwood Ct**  
**Cannon Beach,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.26	\$190,714	(\$5,622)	\$185,092

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
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 %
146	2020	2020	11/24/2021	norlaineta	1.000000	97830	00000	00000	0.978300	1.000000	1.000000

Base Cost Value:	\$117,700
Inventory Adjustment Total:	\$9,907
Adjusted Base Cost:	\$127,608
DRC:	\$124,839
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,242	3	3,440
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	828	0	207
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

### 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	1						828	828	0.00	0.00	71,800.60	71,800.60
Second Floor					3	2.0								828	828	0.00	0.00	45,899.68	45,899.68

## Residence Valuation

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### 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	1.00	1.00	0.98	252	\$12,222	\$0	\$12,222	\$11,957

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 Treated	1.00	1.00	1.00	0.98	66	\$1,122	\$0	\$1,122	\$1,098

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 Decorative	1.00	1.00	1.00	0.98	23	\$359	\$0	\$359	\$351

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$124,839	\$0	\$0	\$13,405	\$138,244	Residential	HS	<u>\$185,092</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538278		5645		\$395,282	2.86	<u>\$262,750</u>	<u>1.48</u>
				<u>\$395,282</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$262,749	\$389,552	\$652,301	\$94,877	\$169,312	\$264,189	\$3,103.43
2024	\$273,260	\$395,282	\$668,542	\$97,723	\$174,391	\$272,114	\$3,434.78