

# 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>
<b>5805</b>	<b>101</b>	<b>4</b>	<b>C4</b>	<b>1008</b>	<b>51030AA00700</b>

Owner(s):	Kirkdoffer Brian Kirkdoffer Natalie KMS Family Trust	Situs Address: <b>264 S Laurel St Cannon Beach,</b>
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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	FF Ocean	0.13	\$870,000	\$31,985	\$901,985

### Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Site Adjustments	View-Good
Neighborhood	Urban
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
On-Site Utilities	Telephone
Water Front	Oceanfront
Off-Site Improvement	Gravel-Dirt Street

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1992	2010	10/29/2014	sgibson	1.000000	92330	00000	00000	0.923300	1.000000	1.600000

Base Cost Value:	\$205,404
Inventory Adjustment Total:	\$20,509
Adjusted Base Cost:	\$361,460
DRC:	\$333,736
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	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,052	2	4,125
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	1	1,765	265	265
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Recessed Lighting	0	0		0
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Toilet	3	0	450	1,350

## 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
First Floor	1	1	1	0	1	1.0	1	1	0	0	1			1,765	1,765	0.00	0.00	161,080.50	161,080.50
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			574	574	0.00	0.00	44,323.02	44,323.02

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.923300	499.00	\$33,621	\$525	\$54,634	\$50,444

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Foundation	Concrete		0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	74.85	74.85

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.92	65	\$3,153	\$0	\$5,044	\$4,657

## 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	Sprinkler System	1.00	1.60	1.00	0.92	1,000	\$2,500	\$0	\$4,000	\$3,693

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	1.60	1.00	0.92	210	\$3,570	\$0	\$5,712	\$5,274

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	1.60	1.00	0.92	120	\$2,040	\$0	\$3,264	\$3,014

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	1.60	1.00	0.92	270	\$1,215	\$0	\$1,944	\$1,795

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 Cedar 6 ft	1.00	1.60	1.00	0.92	75	\$1,800	\$0	\$2,880	\$2,659

## 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
5 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.60	1.00	0.92	25	\$475	\$0	\$760	\$702

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.60	1.00	0.92	88	\$1,672	\$0	\$2,675	\$2,470

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Lean-to-Class 3	1.00	1.60	1.00	0.92	28	\$119	\$0	\$190	\$176

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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	
156	\$333,736	\$0	\$50,444	\$24,439	\$408,619	Residential	HS	\$901,985

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
58051		5805		\$958,409	2.35	\$2,203,739	2.35
				\$958,409			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,203,738	\$1,004,506	\$3,208,244	\$886,210	\$545,442	\$1,431,652	\$16,817.63
2024	\$2,115,589	\$958,409	\$3,073,998	\$912,796	\$561,805	\$1,474,601	\$18,613.29

## Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202200613	01/25/2022	\$3,325,000	30	Yes	Primary	5805	51030AA00700
					Additional	51576	51030AA15313