Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5822	101	4	BC	1008	51030AA01902
Owner(s):	Golemo Eric E	Situs Add	ress:	155 W Taft St	
				Cannon Beach,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$240,000	\$61,985	\$301,985
		Land Con	ponents				
	Category			Description			
On-Site Utilities		Public	Sewer				
On-Site Utilities		Electric	ity				
Neighborhood		Urban					
On-Site Utilities		Public '	Water				
Off-Site Improveme	ent	Public A	Access				
Site Adjustments		Med/Li	ght Traffic				
Off-Site Improveme	ent	Gravel-	Dirt Street				
On-Site Utilities		Gas					
On-Site Utilities		Telepho	ne				

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Improvement: 1		Year Built	Effective Year	Appraisal Date	Appraiser Id	1		Func	Econ	Overall	LCM %	LMA %
	146	2000	2000	10/27/2014	llindberg	1.000000	86910	00000	00000	0.869100	1.000000	1.400000

Base Cost Value: \$145,444
Inventory Adjustment Total: \$13,705
Adjusted Base Cost: \$222,808

DRC: \$193,642

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	1,438	0	0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,669	2	3,705
Heating Accessory	Single Fireplace	1	0	3,580	3,580
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	1,900	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,438	0	360
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450

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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
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,438	1,438	0.00	0.00	103,490.10	103,490.10
Second Floor	0	0	0	0	1	1.0	0	0	0	0	0			462	462	0.00	0.00	29,956.72	29,956.72

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.869100	462.00	\$24,266	\$516	\$34,695	\$30,153

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Composition Arch	0	0	115.5	115.50
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	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	Wood Deck Treated	1.00	1.40	1.00	0.87	328	\$5,576	\$0	\$7,806	\$6,785

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			0	ther	Impr	ovem	ents				
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 Brick/Sand	1.00	1.40	1.00	0.87	516	\$5,160	\$0	\$7,224	\$6,278
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 Exposed Agg	1.00	1.40	1.00	0.87	340	\$2,210	\$0	\$3,094	\$2,689
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	1.40	1.00	0.87	240	\$5,760	\$0	\$8,064	\$7,008
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.40	1.00	0.87	60	\$816	\$0	\$1,142	\$993
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Canopy Roof	1.00	1.40	1.00	0.87	148	\$1,480	\$0	\$2,072	\$1,801

	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 Stairs/Landing	1.00	1.40	1.00	0.87	21	\$378	\$0	\$529	\$460	

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	1.40	1.00	0.87	114	\$513	\$0	\$718	\$624

RMV Summary (Before Index)

		Improver	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
146	\$193,642	\$0	\$30,153	\$26,638	\$250,433	Residential	HS	\$301,985

Current RMV

		Land					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
58221		5822		\$713,688	2.85	\$487,274	1.68
				\$713,688			

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Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$487,273	\$704,283	\$1,191,556	\$268,641	\$261,736	\$530,377	\$6,230.36
2024	\$506,764	\$713,688	\$1,220,452	\$276,700	\$269,588	\$546,288	\$6,895.57

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