

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>
5862	101	4	BC	1008	51030AA05400

Owner(s):	Bindea Dorel V	Situs Address:	339 S Hemlock St
	Bindea Alina I		Cannon Beach, OR

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$265,000	\$31,985	\$296,985

Land Components

Category	Description
On-Site Improvement	Landscape-Average
Off-Site Improvement	Public Access
On-Site Utilities	Cable Tv
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2004	2004	05/20/2015	charper	1.000000	89180	00000	00000	0.891800	1.000000	1.400000

Base Cost Value:	\$120,945
Inventory Adjustment Total:	\$12,878
Adjusted Base Cost:	\$187,352
DRC:	\$167,081
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	1,774	0	0
Heating & Cooling	Forced Air	0	1,774	2	3,814
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,774	0	444
Windows	Vinyl	0	0		0
Interior - Wall	Comp	0	0		0
Interior - Wall	Dry Wall	0	0		0
Plumbing	Bidet	1	0	900	900
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	1.0	0	1	0	0	0			1,774	1,774	0.00	0.00	120,945.30	120,945.30

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.891800	352.00	\$20,166	\$488	\$28,915	\$25,786

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Roofing Material	Composition Arch	0	352	0.25	88.00
Garage Component	Garage Door Opener	1	0	400	400.00

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/Slab/Gab.R.	1.00	1.40	1.00	0.89	246	\$9,815	\$0	\$13,742	\$12,255

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/Slab/Gab.R.	1.00	1.40	1.00	0.89	168	\$6,703	\$0	\$9,384	\$8,369

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	Asphalt Drive	1.00	1.40	1.00	0.89	682	\$2,046	\$0	\$2,864	\$2,554

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	0.89	45	\$1,080	\$0	\$1,512	\$1,348

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Ornamental 4'	1.00	1.40	1.00	0.89	55	\$3,025	\$0	\$4,235	\$3,777

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	1.40	1.00	0.89	1	\$2,500	\$0	\$3,500	\$3,121

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$167,081	\$0	\$25,786	\$31,425	\$224,292	Residential	HS	<u>\$296,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
58621		5862		\$639,189	2.85	<u>\$479,206</u>	<u>1.68</u>
				<u>\$639,189</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$479,206	\$630,661	\$1,109,867	\$153,050	\$340,062	\$493,112	\$5,792.57
2024	\$498,374	\$639,189	\$1,137,563	\$157,641	\$350,263	\$507,904	\$6,411.06