Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5900	101	4	BC	1008	51030AA08500
Owner(s):	Rosenthal Beach House LLC	Situs Add	ress:	156 W Jefferson St	
				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	0.11	\$240,000	\$199,985	\$439,985	
		Land Con	nponents					
	Category			Description				
Neighborhood		Urban			_			
On-Site Improveme	nt	Landsc	ape-Fair					
On-Site Utilities		Public S	Sewer					
On-Site Utilities		Telepho	one					
On-Site Utilities		Public '	Water					
Off-Site Improveme	ent	Gravel-	Dirt Street					
Off-Site Improveme	ent	Public A	Access					
On-Site Utilities		Electric	ity					
On-Site Utilities		Cable T	v					

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	134	1920	1979	11/05/2014	mpincombe	1.000000	7524(0000(0000(0.752400 1.100000	1.400000

Base Cost Value: \$80,830 \$9,474 Inventory Adjustment Total:

Adjusted Base Cost: \$139,068 \$104,635

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vertical		0		0
Exterior Wall	Double	0	0		0
Foundation	Masonary	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,345	2	2,354
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,345	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	1	798	678	678
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Heating Accessory	2 Story Chimney	1	0	872	872
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350

Room Grid

						Full	Half					Area				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	0	1.0	0	1	0	0	1			798	798	0.00	0.00	53,822.04	53,822.04		
Second Floor	0	0	0	0	2	0	1	0	0	0	0	0	0	547	547	0.00	0.00	27,007.87	27,007.87		

Garage

			Complete	Kesige	nce v	aluation	Inventory	Adjusted	
Class	Garage Type	Garage Finish		%	Size	Base Cost	Adjust Total	Base Cost	DRC
3	Attached	Unfinished	1.000000	0.652400	610.00	\$21,576	\$557	\$34,085	\$22,237

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	1	0	207.2	207.20
Ext Wall Material	Vertical	1	0	0	0
Foundation	Concrete		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
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.40	1.00	0.75	50	\$2,425	\$0	\$3,735	\$2,810

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	1.40	1.00	0.75	288	\$8,064	\$0	\$11,290	\$8,494

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 4 ft	1.00	1.40	1.00	0.75	76	\$1,444	\$0	\$2,022	\$1,521

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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	Drive Concrete	1.00	1.40	1.00	0.75	424	\$1,908	\$0	\$2,671	\$2,010
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC

\$1,272

\$0

\$1,781

\$1,340

1.00 1.40 1.00 0.75

All - R Other Improvements Fencing Cedar 6 ft

RMV Summary (Before Index)

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
134	\$104,635	\$0	\$22,237	\$16,175	\$143,046	Residential	HS	\$439,985

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
59001		5900		\$407,655	2.85	\$709,946	1.68
				\$407,655			
				-	-		

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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	\$709,946	\$399,662	\$1,109,608	\$269,191	\$252,064	\$521,255	\$6,123.21
2024	\$738,343	\$407,655	\$1,145,998	\$277,266	\$259,625	\$536,891	\$6,776.94

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