

# 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>5912</b>	<b>201</b>	<b>4</b>	<b>UH</b>	<b>1008</b>	<b>51030AA09600</b>

Owner(s): **SR Lodging LLC**

Situs Address: **487 S Hemlock St  
Cannon Beach, OR**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.17	\$262,518	\$23,946	\$286,463

### Land Components

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

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
410	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	<u>\$286,463</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Income</b>	Commercial	1.000000	<u>\$0</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536787		5912			1.47	<u>\$348,955</u>	<u>1.22</u>
				<u>\$202,264</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$348,955	\$202,264	\$551,219	\$144,722	\$199,434	\$344,156	\$4,344.17
2025	\$348,955	\$202,264	\$551,219	\$149,063	\$205,417	\$354,480	\$4,398.91