

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>
59135	101	4	D	1008	51032CC02602

Owner(s):	Palk Madeline G	Situs Address:	348 Elk Run Ave
	Palk Laurence W		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	0.13	\$110,833	\$19,985	\$130,818

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Gas

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2013	2013	09/09/2014	mpincombe	1.000000	94190	00000	00000	0.941900	1.000000	1.000000

Base Cost Value:	\$108,548
Inventory Adjustment Total:	\$11,622
Adjusted Base Cost:	\$120,170
DRC:	\$113,188
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	1	1,055	3,365	3,365
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	625	0	156
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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					2	1.0		1			1			625	625	0.00	0.00	61,254.75	61,254.75
Second Floor	1	1	1		1	1.0	1							860	860	0.00	0.00	47,293.60	47,293.60

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	0.941900	312.00	\$18,674	\$478	\$19,152	\$18,040

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	312	0.25	78.00
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 Shed R	1.00	1.00	1.00	0.94	105	\$4,746	\$0	\$4,746	\$4,470

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 Gab.R.	1.00	1.00	1.00	0.94	78	\$3,783	\$0	\$3,783	\$3,563

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.94	27	\$421	\$0	\$421	\$397

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	1.00	1.00	0.94	260	\$1,170	\$0	\$1,170	\$1,102

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	1.00	1.00	0.94	54	\$1,296	\$0	\$1,296	\$1,221

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 5 ft	1.00	1.00	1.00	0.94	73	\$1,460	\$0	\$1,460	\$1,375

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	1.00	1.00	0.94	6	\$114	\$0	\$114	\$107

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$113,188	\$0	\$18,040	\$12,235	\$143,463	Residential	HS	<u>\$130,818</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536096		59135		\$386,434	2.69	<u>\$277,015</u>	<u>2.20</u>
				<u>\$386,434</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$277,015	\$380,989	\$658,004	\$156,201	\$211,039	\$367,240	\$4,313.97
2024	\$288,095	\$386,434	\$674,529	\$160,887	\$217,370	\$378,257	\$4,774.59