

# 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>
6073	101	4	BC	1008	51030AD06600

Owner(s): **Jenkins Randall D**  
**Jenkins Mary Rose** Situs Address: **915 S Hemlock St**  
**Cannon Beach,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	0.11	\$240,000	\$34,985	\$274,985

### Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Off-Site Improvement	Public Access

# Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	142	2022	2022	10/25/2022	norlaineta	1.000000	983400	000000	000000	0.983400	1.000000	1.400000
Base Cost Value:		\$123,757										
Inventory Adjustment Total:		\$19,726										
Adjusted Base Cost:		\$200,876										
DRC:		\$197,541										
Adjudicated Value:												

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Hot Water Baseboard	0	1,823	4	6,654
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	1,087	0	272
Windows	Vinyl	0	0	0	0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Lavatory	6	0	350	2,100
Plumbing	Toilet	4	0	300	1,200
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	
Attic					2	2.0						736	736	0.00	0.00	38,501.28	38,501.28			
First Floor	1	1	1		1	1.0	1	1					1,087	1,087	0.00	0.00	85,255.65	85,255.65		

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.983400	443.00	\$23,558	\$38,448	\$86,809	\$85,367

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Gar. 2nd Floor-Finished	0	463	64.7954211	30000.28
Garage Component	Gar 2nd Flr Fin Add plumb	0	463	3.15982721	1463.00
Garage Component	Gar 2nd Flr Fin Add elect	0	463	3.15982721	1463.00
Plumbing	Water Heater (Std)	1	0	400	400.00
Plumbing	Kitchen Sink	1	0	450	450.00
Plumbing	Shower Stall - Tile	1	0	2050	2050.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Toilet	1	0	300	300.00
Built-in Appliances	Dishwasher	1	0	480	480.00
Built-in Appliances	Microwave Fan	1	0	450	450.00
Heating & Cooling	Baseboard & Wall or Cable	0	463	2.25	1041.75

# Residence Valuation

## 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 Gab.R.	1.00	1.40	1.00	0.98	179	\$8,682	\$0	\$12,154	\$11,952

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	1.40	1.00	0.98	12	\$542	\$0	\$759	\$747

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.40	1.00	0.98	80	\$1,360	\$0	\$1,904	\$1,872

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.40	1.00	0.98	66	\$1,188	\$0	\$1,663	\$1,636

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 Plain	1.00	1.40	1.00	0.98	16	\$218	\$0	\$305	\$300

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.40	1.00	0.98	432	\$1,944	\$0	\$2,722	\$2,676

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fencing Picket	1.00	1.40	1.00	0.98	80	\$1,600	\$0	\$2,240	\$2,203

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
142	\$197,541	\$0	\$85,367	\$21,386	\$304,295	Residential	VHS	\$274,985

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538852		6073		\$910,542	2.99	\$461,455	1.68

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$461,455	\$871,592	\$1,333,047	\$144,772	\$394,437	\$539,209	\$6,806.21
2025	\$461,455	\$910,542	\$1,371,997	\$149,115	\$406,270	\$555,385	\$6,892.06