Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6122	201	4	UH	1008	51030AD10402
Owner(s):	Avenir Cannon Beach Collection LLC	Situs Addı	ess:	1116 S Hemlock St	
				Cannon Beach,	

Land Valuation

Site Fragment Land Use L	Land Class Base 7	Type Size in Acre	Base Value	Adjustments	Base Land RMV
Commercial Con	mmercial Use Sq 1	Ft 0.10	\$164,510	\$15,340	\$179,850
	Land Components				
Category		Description			
Neighborhood	Urban				
Off-Site Improvement	Asphalt-Concrete	Street			
Off-Site Improvement	Curb-Gutters				
Off-Site Improvement	Public Access				
On-Site Utilities	Electricity				
On-Site Utilities	Gas				
On-Site Utilities	Public Water				
On-Site Utilities	Public Sewer				

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Commercial Valuation

Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2015	413	1914	5714	2	Hotel, Full Service		Good

Valuation

Cost Approach

ctic	

ction1				Average								
Total Sqft Area	Condition		#Stories/. Building	Perimeter # of Unit		Effectiv Age		Override	Bas Da			Section Value
5714	Average	2	2	229		17		No	2016	501		1045605.00
Occupancy	7											
Use Code:	594	Name	: Hotel, Fu	ıll Service		Height	: 10	Rank	:: 30	Use as % of Total	: 100 C	lass: D
Componen	ts											
Use	Code: 602	Syste	m: HVAC	(Heating)		Descrip	tion:	Electric W	all			
SQF	Т: 5714	Rank:	30	% : 0		Depreciation	0			Other: 1.00		
Additions												
Use	Code: 631	Descri	ption: Ga	s FP w/raise	d hearth	LM:	True	Units:	8	Base Date: 2014	08 C	ost: 5165.
Use	Code: 631	Descri	ption: Kit	chenette		LM:	True	Units:	1	Base Date: 2015	03 C	ost: 2070.
Basement												
Other												
Descr	ription: Conc	ret Paving		S	Section:	66 Page:	2	Quantity:	387	Unit Cost: 4.7500	000 Base	Cost: 1838
LCM	: 1.0300 CM	M: 1.0400	Replacen	nent Cost:	1969.13	%Good:	80.00	Complete	%: 10	0.0 DRC: 1575.31	Publicatio	n Date:
Descr	ription: Trash	Enclosure	e	S	Section:	17 Page:	12	Quantity:	72	Unit Cost: 12.690	0000 Base	Cost: 913.
LCM	: 1.0100 CM	M: 1.0000) Replacen	nent Cost:	922.82	%Good:	80.00	Complete	%: 10	0.0 DRC: 738.25	Publicatio	n Date:
Descr	ription: Level	2 Car Cha	arging Stati	ion S	Section:	Page:		Quantity:	1	Unit Cost: 4500.0	00000 Base	Cost: 4500
LCM	: 1.0000 CM	M: 1.0000) Replacen	nent Cost:	4500.00	%Good:	60.00	Complete	%: 10	0.0 DRC: 2700.00	Publicatio	n Date: 3
										Value for this Esti	mate:	\$1,155,179

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Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Т	otal alue	less Land Value	less Personal Property	Value to Impr.
Hotel/Motel	10	185.00	675250.00									
Totals:	10	185.00	675250.00	0.300000	0.600000	189070	0.100000	00 1890	700.00	352026.00	55000.00	1483674.00
Market A _l	pproach	Potential		Effective	Market	Total	Pot- Gross	Effect. Gross		less	less	
Occupancy Type	Sqft Area/ # of Units	Gross Annual Inc.	Assigned Vac. Rate	Gross Annual Inc.	Value Per SQFT/Unit	Market Value	Income Mult.	Income Mult.	Total Value	Land Value	Personal Property	
Hotel/Motel	10	675250.00			0	0						
Totals:	10	675250.00	0.300000	1416.8		0	4.00	4.00	1890700.0	352026.00	55000.00	1483674.00

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RMV Summary (Before Index)

		Improv		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
413	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	\$179,850
Single Line Backdate	Single Line Backdate Value	Improv Valuation Approach Income	r ement(s) Improvementype Commercial	1.000000	RMV before index 3674.00000000 \$1,483,674			

Current RMV

]	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509964		6122			1.47	\$219,084	1.22
				\$2,178,304			
				=======================================			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$219,084	\$2,178,304	\$2,397,388	\$140,740	\$589,714	\$730,454	\$8,580.67
2024	\$219,084	\$2,178,304	\$2,397,388	\$144,962	\$607,405	\$752,367	\$9,496.83