

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>
6149	101	4	B	1008	51030AD12200

Owner(s):	Crabbe Janowsky Trust Jeri/John Crabbe John C Trustee Janowsky Jeri S Trustee	Situs Address:	1225 Evergreen St Cannon Beach,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$170,000	\$34,985	\$204,985

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Neighborhood	Urban
Site Adjustments	Top-Med/Light
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Site Adjustments	View Fair
Off-Site Improvement	Gravel-Dirt Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1948	1948	12/03/2014	sgibson	1.000000	58970	00000	00000	0.589700	1.100000	1.300000

Base Cost Value:	\$27,971
Inventory Adjustment Total:	\$6,509
Adjusted Base Cost:	\$49,307
DRC:	\$29,076
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Asbestos	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	424	2	1,018
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	424	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	424	1	551
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	350	350

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	1	1	0	0	1	1.0	0	0	0	0	0			424	424	0.00	0.00	27,971.36	27,971.36

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	Garden Shed Conv.	1.00	1.30	1.00	0.59	32	\$952	\$0	\$1,238	\$730

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 Treated	1.00	1.30	1.00	0.59	180	\$3,060	\$0	\$3,978	\$2,346

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.10	1.30	1.00	0.59	15	\$599	\$0	\$856	\$505

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Shed R	1.10	1.30	1.00	0.59	9	\$407	\$0	\$582	\$343

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 Treated	1.00	1.30	1.00	0.59	15	\$255	\$0	\$332	\$195

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
120	\$29,076	\$0	\$0	\$4,119	\$33,195	Residential	HS	\$204,985	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
61491		6149		\$110,901	3.34	\$320,088	1.62
				\$110,901			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$320,088	\$109,593	\$429,681	\$122,840	\$55,647	\$178,487	\$2,096.68
2024	\$332,891	\$110,901	\$443,792	\$126,525	\$57,316	\$183,841	\$2,320.53