

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>
6178	101	4	C	1008	51030DA01900

Owner(s): **Beachouse Associates**

Situs Address: **1348 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	HS	Acre	0.11	\$235,000	\$73,485	\$308,485

Land Components

Category	Description
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Off-Site Improvement	Curb-Gutters
Rural	Homesite-Average
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Off-Site Improvement	Sidewalk
Site Adjustments	Med/Light Traffic

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1996	1996	10/10/2014	sgibson	1.000000	84620	00000	00000	0.846200	1.000000	1.200000

Base Cost Value:	\$142,503
Inventory Adjustment Total:	\$15,081
Adjusted Base Cost:	\$189,101
DRC:	\$160,017
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,854	2	3,801
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,640	0	410
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	2	0	950	1,900

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
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	1	1	1	0	3	2.0	0	1	0	0	0			1,640	1,640	0.00	0.00	113,984.00	113,984.00
Second Floor	0	0	0	1	0	0	0	0	0	0	0			429	429	0.00	0.00	28,519.24	28,519.24

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	1.20	1.00	0.85	32	\$952	\$0	\$1,142	\$967

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	1.20	1.00	0.85	252	\$12,222	\$0	\$14,666	\$12,411

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.20	1.00	0.85	848	\$2,544	\$0	\$3,053	\$2,583

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	Patio Agg, Conc,	1.00	1.20	1.00	0.85	154	\$1,001	\$0	\$1,201	\$1,016

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 Picket	1.00	1.20	1.00	0.85	14	\$280	\$0	\$336	\$284

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	1.20	1.00	0.85	32	\$768	\$0	\$922	\$780

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	1.20	1.00	0.85	64	\$1,904	\$0	\$2,285	\$1,933

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	\$160,017	\$0	\$0	\$19,975	\$179,992	Residential	HS	<u>\$308,485</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
61781		6178		\$567,628	3.15	<u>\$441,344</u>	<u>1.49</u>
				<u>\$567,628</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$441,344	\$560,246	\$1,001,590	\$162,624	\$349,978	\$512,602	\$6,021.52
2024	\$458,997	\$567,628	\$1,026,625	\$167,502	\$360,477	\$527,979	\$6,664.46