

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>
6253	101	4	B	1008	51030DA07100

Owner(s):	Martin Joshua	Situs Address:	102 Hills Ln
	Martin Jennifer A		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	\$145,000	\$49,485	\$194,485

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Sewer
Neighborhood	Urban
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1948	1968	12/16/2014	Ilindberg	1.000000	68970	00000	00000	0.689700	1.100000	1.300000

Base Cost Value:	\$59,652
Inventory Adjustment Total:	\$6,971
Adjusted Base Cost:	\$95,272
DRC:	\$65,709
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	869	2	1,781
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	869	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition	0	869	0	0
Windows	Vinyl	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	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	2	1.0	1	1	0	0	0			869	869	0.00	0.00	56,660.62	56,660.62

Residence Valuation

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.689700	112.00	\$2,789.48	\$1,412.80	\$6,009.26	\$4,144.59

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	46	-2	-92.00
Roof Type	Shed	0	0	0	0
Roofing Material	Composition	0	0	0	0
Carport Ext Walls	Curtain Walls/Storage Room	0	24	62.7	1504.80

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.30	1.00	0.69	48	\$2,328	\$0	\$3,329	\$2,296

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	0.69	24	\$408	\$0	\$530	\$366

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	Wood Deck Composite	1.00	1.30	1.00	0.69	47	\$1,316	\$0	\$1,711	\$1,180

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 Stairs/Landing	1.00	1.30	1.00	0.69	11	\$198	\$0	\$257	\$178

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	0.69	80	\$2,240	\$0	\$2,912	\$2,008

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$65,709	\$4,145	\$0	\$6,028	\$75,881	Residential	HS	<u>\$194,485</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
62531		6253		\$253,512	3.34	<u>\$303,692</u>	<u>1.62</u>
				<u>\$253,512</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$303,692	\$250,235	\$553,927	\$121,675	\$96,019	\$217,694	\$2,557.24
2024	\$315,839	\$253,512	\$569,351	\$125,325	\$98,899	\$224,224	\$2,830.30