

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>
6276	101	4	B	1008	51030DA09000

Owner(s):	Situs Address:
Mehrotra Deepak	1657 S Hemlock St
Mehrotra Aparna	Cannon Beach, OR
Mehrotra Living Trust	

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	\$61,985	\$231,985

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	1993	1993	10/03/2014	llindberg	1.000000	82900	00000	00000	0.829000	1.000000	1.250000

Base Cost Value:	\$229,765
Inventory Adjustment Total:	\$47,886
Adjusted Base Cost:	\$347,064
DRC:	\$287,716
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,860	2	4,290
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,320	4,640
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,144	0	286
Windows	Vinyl	0	0		0
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Cabinetry	Cabinets Medium Quality	1	0	11,200	11,200
Interior - Ceiling	Recessed Lighting	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Floor	Wood Subfloor	0	2,304	0	0
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	2	0	150	300
Plumbing	Shower Stall - Fiberglass	3	0	1,350	4,050
Plumbing	Lavatory	7	0	350	2,450
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Toilet	7	0	300	2,100
Plumbing	Water Heater (Std)	2	0	400	800
Plumbing	Jet Tub	1	0	3,300	3,300

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Sauna 4X4	1	0	3,800	3,800
Plumbing	Hot Tub 8'x8'	1	0	4,000	4,000

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
Basement	0	0	0	0	2	2.0	0	2	0	0	2	0	468	556	1,024	0.00	25,174.11	37,060.73	62,234.84
First Floor	1	1	0	0	1	1.0	1	0	1	0	0			1,144	1,144	0.00	0.00	88,216.80	88,216.80
Second Floor	1	1	0	0	2	2.0	1	0	0	0	0			1,160	1,160	0.00	0.00	60,361.60	60,361.60

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	Drive Exposed Agg	1.00	1.25	1.00	0.83	524	\$3,406	\$0	\$4,258	\$3,529

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	1.25	1.00	0.83	190	\$3,230	\$0	\$4,038	\$3,347

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	1.25	1.00	0.83	440	\$7,480	\$0	\$9,350	\$7,751

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	Shed Cedar H.End	1.00	1.25	1.00	0.83	136	\$5,809	\$400	\$7,761	\$6,434

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Electrical Service							1	0	400.00
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.25	1.00	0.83	15	\$300	\$0	\$375	\$311

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	1.25	1.00	0.83	571	\$3,712	\$0	\$4,639	\$3,846

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Paving Stone/Simple	1.00	1.25	1.00	0.83	1,290	\$10,320	\$0	\$12,900	\$10,694

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	1.25	1.00	0.83	63	\$1,512	\$0	\$1,890	\$1,567

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 Stairs/Landing	1.00	1.25	1.00	0.83	48	\$864	\$0	\$1,080	\$895

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	1.25	1.00	0.83	28	\$504	\$0	\$630	\$522

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	1.25	1.00	0.83	28	\$504	\$0	\$630	\$522

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Shed Cedar H.End	1.00	1.25	1.00	0.83	16	\$788	\$0	\$984	\$816

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	1.25	1.00	0.83	16	\$723	\$0	\$904	\$749

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	Gar. Door Opener	1.00	1.25	1.00	0.83		\$400	\$0	\$500	\$415

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.00	1.25	1.00	0.83		\$400	\$0	\$500	\$415

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
147	\$287,716	\$0	\$0	\$41,814	\$329,530	Residential	HS	<u>\$231,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
62761		6276		\$1,100,925	3.34	<u>\$362,250</u>	<u>1.62</u>
				<u>\$1,100,925</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$362,250	\$1,086,760	\$1,449,010	\$121,870	\$531,406	\$653,276	\$7,674.01
2024	\$376,740	\$1,100,925	\$1,477,665	\$125,526	\$547,348	\$672,874	\$8,493.40