

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>
6418	101	4	B	1008	51030DD07500

Owner(s): **Malikowski Ross**
Malikowski Ashley

Situs Address: **115 Arbor Ln**
Cannon Beach,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.11	\$145,000	\$34,985	\$179,985

Land Components

<u>Category</u>	<u>Description</u>
Rural	Homesite-Average
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
Neighborhood	Urban
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	2003	2003	06/09/2015	sgibson	1.000000	88620	00000	00000	0.886200	1.000000	1.250000

Base Cost Value:	\$166,629
Inventory Adjustment Total:	\$11,716
Adjusted Base Cost:	\$222,931
DRC:	\$197,562
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	1,361	0	0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,541	2	3,621
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Accessory	Security System	1	0	300	300
Interior - Floor	Wood Subfloor	0	1,379	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,379	0	345
Exterior Wall	(2 X 6)	0	0		0
Exterior Wall	Double	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Full Bath	2	0	1,600	3,200

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								1			1		540	324	864	0.00	30,161.63	22,298.04	52,459.67
First Floor	1	1	1		2	2.0							1,379	1,379	0.00	0.00	100,425.05	100,425.05	

Residence Valuation

Other Improvements

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	1.25	1.00	0.89	100	\$4,850	\$0	\$6,063	\$5,373

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	0.89	144	\$2,448	\$0	\$3,060	\$2,712

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	1.25	1.00	0.89	405	\$1,215	\$0	\$1,519	\$1,346

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 Concrete	1.00	1.25	1.00	0.89	256	\$1,152	\$0	\$1,440	\$1,276

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	0.89	84	\$1,512	\$0	\$1,890	\$1,675

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	Roof/ House Extension	1.00	1.25	1.00	0.89	80	\$846	\$0	\$1,058	\$938

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	0.89	1	\$400	\$0	\$500	\$443

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	0.89	1	\$400	\$0	\$500	\$443

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$197,562	\$0	\$0	\$14,205	\$211,767	Residential	HS	<u>\$179,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
523488		6418		\$707,492	3.34	<u>\$281,050</u>	<u>1.62</u>
				<u>\$707,492</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$281,050	\$698,002	\$979,052	\$122,379	\$284,874	\$407,253	\$4,784.00
2024	\$292,292	\$707,492	\$999,784	\$126,050	\$293,420	\$419,470	\$5,294.79