

# 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>
6493	101	4	C	1008	51031AA04501

Owner(s): **Rochel Scott C**  
**Rochel India K**  
**Rochel Scott and India Trust**

Situs Address: **279 Gulcana Ave**  
**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	0.17	\$265,000	\$184,985	\$449,985

### Land Components

<u>Category</u>	<u>Description</u>
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Water
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Rural	Homesite-Average
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1927	1979	09/22/2014	llindberg	1.000000	75240	00000	00000	0.752400	1.100000	1.100000

Base Cost Value:	\$40,026
Inventory Adjustment Total:	\$6,590
Adjusted Base Cost:	\$56,405
DRC:	\$42,439
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Pier	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	696	2	1,496
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	696	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	696	0	244
Windows	Wood	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Toilet	1	0	200	200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			696	696	0.00	0.00	36,917.44	36,917.44

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Unfinished	1.000000	0.452400	288.00	\$10,320	(\$475)	\$11,912	\$5,389

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	0	-576	-576.00
Roof Type	Gable	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Single	0	0	0	0
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	0	100.8	100.80

### 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 Treated	1.00	1.10	1.00	0.75	171	\$2,907	\$0	\$3,198	\$2,406

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	1.10	1.00	0.75	24	\$432	\$0	\$475	\$358

## Residence Valuation

### Other Improvements

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 Gab.R.	1.10	1.10	1.00	0.75	32	\$1,552	\$0	\$1,878	\$1,413

### 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	\$42,439	\$0	\$5,389	\$4,176	\$52,005	Residential	HS	<u>\$449,985</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
64931		6493		\$164,004	3.15	<u>\$643,786</u>	<u>1.49</u>
				<u>\$164,004</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$643,786	\$160,788	\$804,574	\$317,709	\$92,079	\$409,788	\$4,813.79
2024	\$669,537	\$164,004	\$833,541	\$327,240	\$94,841	\$422,081	\$5,327.75