

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>
6601	101	4	C	1008	51031AD06500

Owner(s):	Owens Erik L Owens Doreen S Owens Family Trust	Situs Address:	164 W Nebesna St Cannon Beach,
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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	\$94,985	\$329,985

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Gas
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
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	10/09/2014	mpincombe	1.000000	84620	00000	00000	0.846200	1.000000	1.200000

Base Cost Value:	\$117,501
Inventory Adjustment Total:	\$13,782
Adjusted Base Cost:	\$157,539
DRC:	\$133,310
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	1,282	3	3,449
Heating Accessory	Pre-Fab Metal Box	1	0	3,140	3,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	934	0	234
Interior - Floor	Wood Subfloor	0	1,455	0	0
Interior - Floor	Concrete Slab	0	176	0	0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Door	1	0	150	150

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	0	0	0	0	3	2.0	0	1	0	0	1			934	934	0.00	0.00	77,307.30	77,307.30
Second Floor	1	1	1	0	0	0	1	0	0	0	0			697	697	0.00	0.00	40,193.32	40,193.32

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.846200	264.00	\$16,885	\$466	\$20,821	\$17,619

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	0	66	66.00
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Cedar/Redwood	0	0	0	0

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	1.20	1.00	0.85	60	\$2,910	\$0	\$3,492	\$2,955

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 Fir	1.00	1.20	1.00	0.85	20	\$260	\$0	\$312	\$264

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	1.20	1.00	0.85	65	\$293	\$0	\$351	\$297

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	735	\$2,205	\$0	\$2,646	\$2,239

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	66	\$3,201	\$0	\$3,841	\$3,250

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	49	\$1,176	\$0	\$1,411	\$1,194

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	1.20	1.00	0.85	30	\$540	\$0	\$648	\$548

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
146	\$133,310	\$0	\$17,619	\$10,748	\$161,676	Residential	HS	<u>\$329,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
66011		6601		\$509,868	3.15	<u>\$472,104</u>	<u>1.49</u>
				<u>\$509,868</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$472,103	\$503,237	\$975,340	\$194,667	\$295,140	\$489,807	\$5,753.76
2024	\$490,988	\$509,868	\$1,000,856	\$200,507	\$303,994	\$504,501	\$6,368.11