

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>
6626	101	4	C	1008	51031DA00501

Owner(s):	Elliott Benjamin Leighton Elliott Jennifer Lee	Situs Address: 132 Fernwood 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
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
Site Adjustments	View Fair
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Rural	Homesite-Average
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1946	1984	10/08/2014	sgibson	1.000000	78020	00000	00000	0.780200	1.000000	1.200000

Base Cost Value:	\$116,144
Inventory Adjustment Total:	\$10,253
Adjusted Base Cost:	\$151,677
DRC:	\$118,338
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,340	3	3,497
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
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	0		0
Roof Type	Gable	0	468	0	0
Roofing Material	Composition Arch	0	1,024	0	256
Windows	Vinyl	0	0		0
Foundation	Concrete	0	468	0	0
Foundation	Masonry	0	608	0	0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	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	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700

Residence Valuation

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
Attic	0	0	0	0	1	0	0	0	1	0	0	0	0	632	632	0.00	0.00	34,161.36	34,161.36
First Floor	1	1	0	0	1	1.0	1	0	0	0	0			1,024	1,024	0.00	0.00	81,982.80	81,982.80

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	Drive Concrete	1.00	1.20	1.00	0.78	737	\$3,317	\$0	\$3,980	\$3,105

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	1.20	1.00	0.78	500	\$8,500	\$0	\$10,200	\$7,958

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	1.20	1.00	0.78	268	\$12,114	\$0	\$14,536	\$11,341

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	1.20	1.00	0.78	120	\$3,360	\$0	\$4,032	\$3,146

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	Fencing Cedar 4 ft	1.00	1.20	1.00	0.78	95	\$1,805	\$0	\$2,166	\$1,690

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	0.78	1,253	\$16,289	\$0	\$19,547	\$15,250

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.20	1.00	0.78	103	\$1,401	\$0	\$1,681	\$1,311

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$118,338	\$0	\$0	\$43,802	\$162,140	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
66261		6626		\$511,331	3.15	<u>\$472,104</u>	<u>1.49</u>
				<u>\$511,331</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$472,103	\$504,325	\$976,428	\$189,606	\$265,495	\$455,101	\$5,346.07
2024	\$490,988	\$511,331	\$1,002,319	\$195,294	\$273,459	\$468,753	\$5,916.88