

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6925	101	4	B	1008	51032BC01503

Owner(s): **Sellers Janice Rev Lvg Trust**

Situs Address: **148 E Chisana St  
Cannon Beach,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$145,000	\$59,985	\$204,985

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1989	2007		vfagan	1.000000	90620	00000	00000	0.906200	1.000000	1.250000

Base Cost Value:	\$119,572
Inventory Adjustment Total:	\$17,982
Adjusted Base Cost:	\$171,942
DRC:	\$155,814
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	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	1,672	2	2,759
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	704	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	968	2	2,033
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Full Bath	1	0	1,600	1,600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

## 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
First Floor	0	0	0	0	2	1.0	0	1	0	0	0			968	968	0.00	0.00	79,073.60	79,073.60
Second Floor	1	1	0	0	1	1.0	0	0	0	0	0			704	704	0.00	0.00	40,498.24	40,498.24

### 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	1.25	1.00	0.91	348	\$5,916	\$0	\$7,395	\$6,701

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Roof/ House Extension	1.00	1.25	1.00	0.81	88	\$931	\$0	\$1,164	\$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	Drive Concrete	1.00	1.25	1.00	0.91	506	\$2,277	\$0	\$2,846	\$2,579

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	0.91	143	\$2,431	\$0	\$3,039	\$2,754

## Residence Valuation

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### 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	Deck Rails Decorative	1.00	1.25	1.00	0.91	99	\$1,544	\$0	\$1,931	\$1,749

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	0.91	33	\$594	\$0	\$743	\$673

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	0.91	25	\$450	\$0	\$563	\$510

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$155,814	\$0	\$0	\$15,905	\$171,718	Residential	HS	<u>\$204,985</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
69251		6925		\$573,693	3.34	<u>\$320,088</u>	<u>1.62</u>
				<u>\$573,693</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$320,088	\$565,984	\$886,072	\$166,317	\$286,288	\$452,605	\$5,316.74
2024	\$332,891	\$573,693	\$906,584	\$171,306	\$294,876	\$466,182	\$5,884.41