

# 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>
7000	101	4	D	1008	51032CC00311

Owner(s):	Myers Andrew Myers Carla-Marie	Situs Address: 3748 Coho Pl 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	0.17	\$114,750	\$38,985	\$153,735

### Land Components

Category	Description
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Electricity
Rural	Homesite-Average
On-Site Utilities	Public Sewer
Site Adjustments	View 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 %
141	1990	1990	08/14/2014	sgibson	1.000000	81190	00000	00000	0.811900	1.000000	1.000000

Base Cost Value:	\$186,480
Inventory Adjustment Total:	\$19,620
Adjusted Base Cost:	\$206,100
DRC:	\$167,333
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	Heat Pump	0	2,045	3	5,419
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
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	2,726	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,363	0	341
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Laundry Tub	1	0	350	350
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	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	4	0	350	1,400

## Residence Valuation

### 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	0	0	0	1	2	1.0	0	1	0	0	0	0	0	1,363	1,363	0.00	0.00	86,886.48	86,886.48
First Floor	1	1	1	0	2	1.0	1	0	0	0	1			1,363	1,363	0.00	0.00	99,593.85	99,593.85

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.811900	576.00	\$27,940	\$944	\$28,884	\$23,451

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	144	144.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00
Roof Type	Hip	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.81	472	\$8,024	\$0	\$8,024	\$6,515

## 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	Drive Concrete	1.00	1.00	1.00	0.81	500	\$2,250	\$0	\$2,250	\$1,827

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	1.00	1.00	0.81	64	\$1,088	\$0	\$1,088	\$883

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	1.00	1.00	0.81	72	\$1,296	\$0	\$1,296	\$1,052

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	1.00	1.00	0.81	16	\$288	\$0	\$288	\$234

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	1.00	1.00	0.81	10	\$190	\$0	\$190	\$154

## 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	Deck Rails Plain	1.00	1.00	1.00	0.81	65	\$884	\$0	\$884	\$718

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
141	\$167,333	\$0	\$23,451	\$11,383	\$202,167	Residential	HS	<u>\$153,735</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
70001		7000		\$544,559	2.69	<u>\$325,544</u>	<u>2.20</u>
				<u>\$544,559</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$325,543	\$537,629	\$863,172	\$194,742	\$298,719	\$493,461	\$5,796.68
2024	\$338,565	\$544,559	\$883,124	\$200,584	\$307,680	\$508,264	\$6,415.63