

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
7095	101	4	D	1008	51032CC01902

Owner(s): **Winslow Adam**
Winslow Leslie
Winslow Arthur J

Situs Address: **3664 W Chinook Ave**
Cannon Beach,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.20	\$117,500	\$2,360	\$119,860

Land Components

Category	Description
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
Rural	Homesite-Average
Off-Site Improvement	Public Access
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 %
140	1989	2024	08/26/2014	mpincombe	1.000000	0000	0000	0000	1.000000	1.000000	1.000000

Base Cost Value:	\$162,609
Inventory Adjustment Total:	\$21,601
Adjusted Base Cost:	\$184,210
DRC:	\$184,210
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
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	2,995	2	4,493
Heating Accessory	Pre-Fab Metal Box	1	0	3,140	3,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,995	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	2,995	0	749
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Windows	Vinyl	0	0		0
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	2	0	480	960
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Jet Tub	1	0	3,300	3,300

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bar Sink	1	0	300	300
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450

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	1	4	1.0	0	1	0	0	1			2,576	2,576	0.00	0.00	162,609.20	162,609.20

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	1.000000	504.00	\$25,832	\$526	\$26,358	\$26,358

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	126	126.00
Exterior Wall	Double	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	Asphalt Drive	1.00	1.00	1.00	1.00	536	\$1,608	\$0	\$1,608	\$1,608

Residence Valuation

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 Shed R	1.00	1.00	1.00	1.00	120	\$5,424	\$0	\$5,424	\$5,424

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Shed Cedar H.End	1.00	1.00	1.00	1.00	224	\$8,579	\$400	\$8,979	\$8,979

Other Components

		Category	Description				Quantity	Area	Unit Cost	Adj. Cost	
		Other Improvements	Electrical Service				1	0	400	400.00	
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	1.00	397	\$6,749	\$0	\$6,749	\$6,749

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$184,210	\$0	\$26,358	\$22,760	\$233,329	Residential	HS	<u>\$119,860</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
70951		7095		\$628,497	2.69	<u>\$253,811</u>	<u>2.20</u>
				<u>\$628,497</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$253,810	\$616,174	\$869,984	\$98,970	\$336,635	\$435,605	\$5,117.05
2024	\$263,963	\$628,497	\$892,460	\$101,939	\$346,734	\$448,673	\$5,663.43