

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2008	101	4	C	1008	41006BC01700
Owner(s):	Hanson Mary Ann Hanson Trust Mary Ann		Situs Address:	3916 Ocean Ave Cannon Beach, OR	

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	\$121,813	\$356,813

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1940	1962	08/11/2014	cmccleary	1.000000	6524	0000	0000	0.652400	1.100000	1.100000

Base Cost Value:	\$99,472
Inventory Adjustment Total:	\$8,323
Adjusted Base Cost:	\$130,432
DRC:	\$85,094
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	1,062	3	2,761
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	946	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	950	0	0
Foundation	Concrete	0	0		0
Foundation	Masonary	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	2 Story Chimney	1	0	872	872
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400

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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	224	224	0.00	0.00	13,902.96	13,902.96
Basement	0	0	0	0	0	0	0	0	1	0	1	440	0	0	440	20,681.00	0.00	0.00	20,681.00
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			950	950	0.00	0.00	59,899.00	59,899.00

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	1.10	1.00	0.65	171	\$2,907	\$0	\$3,198	\$2,086

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	1.10	1.00	0.65	35	\$630	\$0	\$693	\$452
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	1.10	1.00	0.65	35	\$630	\$0	\$693	\$452
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All - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.10	1.00	0.65	35	\$630	\$0	\$693	\$452
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	1.10	1.00	0.65	36	\$490	\$0	\$539	\$351

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
133	\$85,094	\$0	\$0	\$3,794	\$88,888	Residential	HS	\$356,813

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
20081		2008		\$294,334	3.31	\$530,905	1.49
				\$294,334			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$530,905	\$280,318	\$811,223	\$247,277	\$157,530	\$404,807	\$5,109.72
2025	\$530,905	\$294,334	\$825,239	\$254,695	\$162,255	\$416,950	\$5,174.17