

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2063	101	4	C	1008	41006BC05900
Owner(s):	Kelly Andrea McMillin Robert Young III		Situs Address:	4032 Ocean Ln 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	\$104,985	\$339,985

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
157	1993	1993	08/14/2014	cmccleary	1.000000	82900	00000	00000	0.829000	1.000000	1.600000

Base Cost Value:	\$224,164
Inventory Adjustment Total:	\$20,465
Adjusted Base Cost:	\$391,406
DRC:	\$324,476
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,112	2	4,182
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	1,164	0	0
Interior - Wall	Dry Wall	0	0		0
Miscellaneous	User Defined	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,164	-0	-116
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Windows	Thermal	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Gas	0	0		0
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Toilet	2	0	450	900
Plumbing	Bath Tub - Door	1	0	250	250

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Door	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Jet Tub	1	0	3,900	3,900

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	0	0	0	0	0	0	1	0	1,116	0	1,116	0.00	66,933.44	0.00	66,933.44
First Floor	1	1	0	0	1	1.0	0	1	0	0	0			1,164	1,164	0.00	0.00	124,599.80	124,599.80
Second Floor	0	0	0	1	1	1.0	0	0	0	0	0			780	780	0.00	0.00	54,773.40	54,773.40

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	1.60	1.00	0.83	436	\$7,412	\$0	\$11,859	\$9,831

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.00	1.60	1.00	0.83	1	\$400	\$0	\$640	\$531

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	1.60	1.00	0.83	18	\$306	\$0	\$490	\$406

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 Treated	1.00	1.60	1.00	0.83	440	\$7,480	\$0	\$11,968	\$9,921

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	1.60	1.00	0.83	11	\$187	\$0	\$299	\$248

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
9 - R	Other Improvements	Wood Deck Treated	1.00	1.60	1.00	0.83	60	\$1,020	\$0	\$1,632	\$1,353

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	1.60	1.00	0.83	32	\$576	\$0	\$922	\$764

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	1.60	1.00	0.83	11	\$198	\$0	\$317	\$263

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	1.60	1.00	0.83	21	\$378	\$0	\$605	\$501

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 6 ft	1.00	1.60	1.00	0.83	100	\$2,400	\$0	\$3,840	\$3,183

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
157	\$324,476	\$0	\$0	\$27,002	\$351,477	Residential	HS	\$339,985

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
20631		2063		\$1,108,431	3.15	\$486,411	1.49
				\$1,108,431			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$486,410	\$1,094,169	\$1,580,579	\$237,793	\$531,421	\$769,214	\$9,035.96
2024	\$505,867	\$1,108,431	\$1,614,298	\$244,926	\$547,363	\$792,289	\$10,000.74