

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> |
| 2069 | 101 | 4 | C4 | 1008 | 41006BC06400 |

| | | | |
|-----------|----------------------------|----------------|----------------------|
| Owner(s): | Harris James D | Situs Address: | 4015 Ocean Ln |
| | Harris Martha S | | Cannon Beach, |
| | Schwab Harris Trust | | |

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | FF Ocean | 0.13 | \$870,000 | \$4,760 | \$874,760 |

Land Components

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

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 145 | 1930 | 1979 | 08/14/2014 | cmccleary | 1.000000 | 75240 | 00000 | 00000 | 0.752400 | 1.000000 | 1.600000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$188,781 |
| Inventory Adjustment Total: | \$21,602 |
| Adjusted Base Cost: | \$336,613 |
| DRC: | \$253,268 |
| 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 | 1,991 | 2 | 3,882 |
| Interior - Accessory | Security System | 2 | 1,491 | 300 | 600 |
| Interior - Cabinetry | Hard Wood | 0 | 0 | | 0 |
| Interior - Electric | 220 Volt | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 2,383 | 0 | 0 |
| Interior - Wall | Wood | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,599 | 0 | 400 |
| Windows | Metal | 0 | 0 | | 0 |
| Interior - Ceiling | Vaulted | 0 | 0 | | 0 |
| Interior - Ceiling | Beams | 0 | 0 | | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Built-in Appliances | Cooktop | 1 | 0 | 470 | 470 |
| Heating Accessory | 2 Story Chimney | 1 | 0 | 1,010 | 1,010 |
| Heating Accessory | Single Fireplace | 1 | 0 | 3,580 | 3,580 |
| Heating Accessory | Wood Stove Hearth - Avg | 1 | 0 | 2,880 | 2,880 |
| Plumbing | Water Heater (Std) | 1 | 0 | 400 | 400 |
| Plumbing | Bar Sink | 1 | 0 | 300 | 300 |
| Plumbing | Kitchen Sink | 2 | 0 | 450 | 900 |
| Plumbing | Laundry Tub | 1 | 0 | 350 | 350 |
| Plumbing | Bath Tub - Shower | 1 | 0 | 950 | 950 |
| Plumbing | Lavatory | 2 | 0 | 350 | 700 |

Residence Valuation

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------|---------------------|----------|------|-----------|-----------|
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Shower Stall - Tile | 2 | 0 | 2,050 | 4,100 |
| Plumbing | Shower Stall - Door | 1 | 0 | 0 | 0 |

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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 396 | 0 | 0 | 396 | 22,650.20 | 0.00 | 0.00 | 22,650.20 |
| First Floor | 1 | 1 | 0 | 0 | 0 | 1.0 | 0 | 1 | 1 | 0 | 0 | | | 1,599 | 1,599 | 0.00 | 0.00 | 111,854.05 | 111,854.05 |
| Half Story | 0 | 0 | 0 | 0 | 4 | 1.0 | 0 | 0 | 0 | 0 | 0 | | | 784 | 784 | 0.00 | 0.00 | 38,705.08 | 38,705.08 |

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 Gab.R. | 1.00 | 1.60 | 1.00 | 0.75 | 77 | \$3,735 | \$0 | \$5,975 | \$4,496 |

| 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 | 0.75 | 195 | \$3,315 | \$0 | \$5,304 | \$3,991 |

| 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 | 0.75 | 75 | \$1,275 | \$0 | \$2,040 | \$1,535 |

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 | 0.75 | 30 | \$510 | \$0 | \$816 | \$614 |

| 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 Gab.R. | 1.00 | 1.60 | 1.00 | 0.75 | 25 | \$1,213 | \$0 | \$1,940 | \$1,460 |

| 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 | 0.75 | 48 | \$864 | \$0 | \$1,382 | \$1,040 |

| 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 | 1.60 | 1.00 | 0.75 | 50 | \$950 | \$0 | \$1,520 | \$1,144 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 145 | \$253,268 | \$0 | \$0 | \$14,279 | \$267,546 | Residential | HS | \$874,760 |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 20691 | | 2069 | | \$627,525 | 2.35 | \$2,137,222 | 2.35 |
| | | | | \$627,525 | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-------------|-----------|-------------|-----------|-----------|-------------|-------------|
| 2023 | \$2,137,222 | \$653,671 | \$2,790,893 | \$691,340 | \$515,047 | \$1,206,387 | \$14,171.42 |
| 2024 | \$2,051,733 | \$627,525 | \$2,679,258 | \$712,080 | \$530,498 | \$1,242,578 | \$15,684.57 |