

# 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>
2174	101	4	C	1008	41006CB01701

Owner(s): McGary Hamilton Erin M  
McGary Michael E

Situs Address: 131 West Way  
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	\$124,985	\$359,985

### Land Components

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

# Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	131	1979	1979	08/14/2014	mpincombe	1.000000	7446	0000	0000	0.744600	1.100000	1.100000
Base Cost Value:		\$147,118										
Inventory Adjustment Total:		\$10,880										
Adjusted Base Cost:		\$191,178										
DRC:		\$142,351										
Adjudicated Value:												

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	2,058	2	3,540
Heating Accessory	Gas Stove w/flue	1	0	2,270	2,270
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	2,058	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,058	0	720
Windows	Metal	0	0		0
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Water Heater (Std)	1	0	350	350
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		720		720	0.00	35,542.80	0.00	35,542.80
First Floor	1	1	0	1	3	2.0	0	1	0	0	0			2,058	2,058	0.00	0.00	104,196.84	104,196.84

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.10	1.00	0.74	148	\$2,516	\$0	\$2,768	\$2,061

# Residence Valuation

## Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Shed R	1.10	1.10	1.00	0.74	80	\$3,616	\$0	\$4,375	\$3,258

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	0.74	300	\$5,100	\$0	\$5,610	\$4,177

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Gar. Door Opener	1.10	1.10	1.00	0.74	1	\$350	\$0	\$424	\$315

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	0.74	22	\$299	\$0	\$329	\$245

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	1.10	1.00	0.74	497	\$1,491	\$0	\$1,640	\$1,221

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.10	1.00	0.74	12	\$582	\$0	\$704	\$524

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	0.74	70	\$1,190	\$0	\$1,309	\$975

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
131	\$142,351	\$0	\$0	\$12,777	\$155,127	Residential	HS	\$359,985

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
21741		2174		\$513,675	3.31	\$535,626	1.49

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$535,626	\$492,828	\$1,028,454	\$195,294	\$313,767	\$509,061	\$6,103.34
2025	\$535,626	\$513,675	\$1,049,301	\$201,152	\$323,180	\$524,332	\$6,180.30