

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2212	101	4	C4	1008	41006CB03409

Owner(s): **El-Mansy Family LLC**

Situs Address: **4632 Logan Ln
Cannon Beach, OR**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	FF Ocean	0.53	\$1,058,000	\$26,985	\$1,084,985

Land Components

Category	Description
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light
Rural	Homesite-Poor
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Water Front	Oceanfront
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
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 %
156	2001	2001	08/04/2014	mpincombe	1.000000	87480	00000	00000	0.874800	1.000000	1.600000

Base Cost Value:	\$347,092
Inventory Adjustment Total:	\$26,410
Adjusted Base Cost:	\$597,603
DRC:	\$522,783
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,612	2	5,418
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	5,052	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,880	0	432
Windows	Vinyl	0	0		0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Stone	0	0		0
Foundation	Concrete	0	0		0
Foundation	Pier	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Bath Tub - Shower	3	0	1,400	4,200
Plumbing	Lavatory	7	0	500	3,500
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	7	0	450	3,150

Residence Valuation

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
First Floor	1	1	1	0	0	2.0	0	1	0	0	1			2,172	2,172	0.00	0.00	185,785.40	185,785.40
Second Floor	0	0	0	1	5	5.0	0	0	0	0	0			2,880	2,880	0.00	0.00	161,306.40	161,306.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.874800	480.00	\$32,794	\$72	\$52,586	\$46,002

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	480	0.15	72.00
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		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	Patio	1.00	1.60	1.00	0.87	1,255	\$5,648	\$0	\$9,036	\$7,905

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	Drive Concrete	1.00	1.60	1.00	0.87	360	\$1,620	\$0	\$2,592	\$2,267

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
156	\$522,783	\$0	\$46,002	\$10,172	\$578,957	Residential	VHS	<u>\$1,084,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
22121		2212		\$1,357,933	2.35	<u>\$2,650,846</u>	<u>2.35</u>
				<u>\$1,357,933</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,650,846	\$1,423,730	\$4,074,576	\$915,889	\$708,349	\$1,624,238	\$19,146.18
2024	\$2,544,812	\$1,357,933	\$3,902,745	\$943,365	\$729,599	\$1,672,964	\$21,183.40