

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>
2213	101	4	C	1008	41006CB03410

Owner(s): **Espailat Arturus Bonds**
Espailat Ashlee Marie

Situa Address: **4647 Logan Ln**
Cannon Beach,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$265,000	\$40,235	\$305,235

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1985	1985		vfagan	1.000000	78360	00000	00000	0.783600	1.000000	1.200000

Base Cost Value:	\$128,497
Inventory Adjustment Total:	\$16,108
Adjusted Base Cost:	\$173,526
DRC:	\$135,975
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,352	3	3,488
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	675	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition	0	1,015	0	0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Door	1	0	150	150

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

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	0	0	0	0	2	1.0	0	1	0	0	1	675	675	0.00	0.00	63,852.25	63,852.25		
Second Floor	1	1	0	0	1	1.0	0	0	0	0	0	1,015	1,015	0.00	0.00	54,045.40	54,045.40		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.783600	340.00	\$19,718	\$400	\$24,142	\$18,918

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gab Hip	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roofing Material	Composition	0	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	Wood Deck Fir	1.00	1.20	1.00	0.78	335	\$4,355	\$0	\$5,226	\$4,095

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 Fir	1.00	1.20	1.00	0.78	80	\$1,040	\$0	\$1,248	\$978

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 Shed R	1.00	1.20	1.00	0.78	120	\$5,424	\$0	\$6,509	\$5,100

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Greenhouse	1.00	1.20	1.00	0.20	64	\$2,000	\$0	\$2,400	\$480

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.20	1.00	0.20	2,000	\$2,500	\$0	\$3,000	\$600

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	1.20	1.00	0.78	1,134	\$3,402	\$0	\$4,082	\$3,199

Residence Valuation

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	Wood Deck Stairs/Landing	1.00	1.20	1.00	0.78	70	\$1,260	\$0	\$1,512	\$1,185

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
146	\$135,975	\$0	\$18,918	\$15,637	\$170,529	Residential	HS	<u>\$305,235</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
22131		2213		\$537,787	3.15	<u>\$436,695</u>	<u>1.49</u>
				<u>\$537,787</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$436,694	\$531,053	\$967,747	\$386,658	\$230,015	\$616,673	\$7,310.30
2024	\$454,162	\$537,787	\$991,949	\$398,257	\$236,915	\$635,172	\$8,083.78