

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
2474	101	4	I	1012	41018BA01901

Owner(s):	Morse Linda Aschmann Stefanie Morse Aschmann Family Revocable Trust	Situs Address:	81093 Arcadia Rd 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	0.12	\$94,286	\$9,429	\$103,714
	Residential	HS	Site		\$0	\$81,800	\$81,800

Land Components

Category	Description
On-Site Utilities	Private Well
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light
On-Site Improvement	Landscape-Fair
Neighborhood	Recreation
Site Adjustments	View-Good
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1971	2016	08/19/2014	mpincombe	1.000000	95650	00000	00000	0.956500	1.100000	1.000000

Base Cost Value:	\$72,457
Inventory Adjustment Total:	\$8,095
Adjusted Base Cost:	\$88,608
DRC:	\$84,753
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	988	2	2,025
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	427	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	561	0	0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost				
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total	
First Floor	0	0	0	0	1	1.0	0	1	0	0	0	0	0	0	561	561	0.00	0.00	44,346.78	44,346.78
Second Floor	1	1	0	0	0	0	1	0	0	0	0			473	473	0.00	0.00	24,476.33	24,476.33	

**Other Improvements
Residence Valuation**

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	1.00	1.00	0.96	191	\$3,247	\$0	\$3,247	\$3,106

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	1.00	1.00	0.96	16	\$776	\$0	\$854	\$816

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	1.00	1.00	0.96	46	\$626	\$0	\$626	\$598

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	1.00	1.00	0.96	104	\$1,768	\$0	\$1,768	\$1,691

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 Shed Conv.	1.00	1.00	1.00	0.96	50	\$1,488	\$0	\$1,488	\$1,423

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	Car Charger	1.10	1.00	1.00	0.96		\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
131	\$84,753	\$0	\$0	\$7,635	\$92,388	Residential	HS	\$103,714	
						Residential	HS	\$81,800	
							Total:	<u>\$185,514</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
24741		2474		\$264,165	2.86	<u>\$263,349</u>	<u>1.48</u>
				<u>\$264,165</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,348	\$163,035	\$426,383	\$115,857	\$73,852	\$189,709	\$2,364.99
2024	\$273,882	\$264,165	\$538,047	\$119,332	\$97,567	\$216,899	\$2,891.01