

# 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>
<b>4801</b>	<b>101</b>	<b>4</b>	<b>E</b>	<b>1008</b>	<b>51019AA03500</b>

Owner(s):	<b>Preedy Kathleen A</b>	Situs Address:	<b>772 Ash St</b>
	<b>Weckwerth Harald</b>		<b>Cannon Beach,</b>

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.20	\$195,000	\$201,985	\$396,985

### Land Components

Category	Description
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Gas
Off-Site Improvement	Public Access
Site Adjustments	View-Average
On-Site Utilities	Telephone
Neighborhood	Urban
On-Site Utilities	Cable Tv
Off-Site Improvement	Asphalt-Concrete Street
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 %
152	1970	1988	09/15/2015	sgibson	1.000000	80110	00000	00000	0.801100	1.000000	1.600000

Base Cost Value:	\$172,162
Inventory Adjustment Total:	\$23,660
Adjusted Base Cost:	\$313,315
DRC:	\$250,996
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	1,530	3	3,902
Heating Accessory	Single Fireplace	2	0	4,140	8,280
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,120	1	728
Interior - Accessory	Security System	1	0	300	300
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	2	0	450	900
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	2	0	500	1,000

# Residence Valuation

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	1	0	1,400	1,400

## 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
Attic	0	0	0	0	2	1.0	0	0	0	0	0	0	0	820	820	0.00	0.00	50,233.20	50,233.20
First Floor	1	1	1	0	0	1.0	0	1	0	0	1			1,120	1,120	0.00	0.00	121,929.00	121,929.00

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.801100	520.00	\$34,536	\$788	\$56,518	\$45,277

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	0	338	338.00
Ext Wall Material	Shingle	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	Cov.Porch/Slab/Gab.R.	1.00	1.60	1.00	0.80	253	\$10,095	\$0	\$16,152	\$12,939

## Residence Valuation

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### 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 Stamp Conc.	1.00	1.60	1.00	0.80	440	\$4,400	\$0	\$7,040	\$5,640

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	1.60	1.00	0.80	1	\$2,500	\$0	\$4,000	\$3,204

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.60	1.00	0.80	9	\$359	\$0	\$575	\$460

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
152	\$250,996	\$0	\$45,277	\$22,243	\$318,517	Residential	HS	\$396,985

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
48011		4801		\$1,181,632	3.71	\$596,596	1.56
				\$1,181,632			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$596,595	\$1,166,272	\$1,762,867	\$551,690	\$276,057	\$827,747	\$9,723.55
2024	\$620,459	\$1,181,632	\$1,802,091	\$568,240	\$284,338	\$852,578	\$10,761.76