

# 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>4805</b>	<b>101</b>	<b>4</b>	<b>E</b>	<b>1008</b>	<b>51019AA04000</b>

Owner(s): **Necker Robert F/Joyce Y Lincoln**      Situs Address: **732 Ash St  
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	\$188,000	\$54,985	\$242,985

### Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Gas
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Urban

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1978	1959	09/15/2015	sgibson	1.000000	64460	00000	00000	0.644600	1.000000	1.300000

Base Cost Value:	\$141,264
Inventory Adjustment Total:	\$20,238
Adjusted Base Cost:	\$209,953
DRC:	\$135,336
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	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,344	3	3,508
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,056	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,056	0	0
Windows	Metal	0	0		0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Cabinetry	2nd kitchen	1	0	1,500	1,500
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Recessed Lighting	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	1 Story Chimney	1	0	730	730
Built-in Appliances	Hood Fan	2	0	280	560
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Kitchen Sink	2	0	450	900

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900

### 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	1	0	1	1	1.0	0	1	0	0	1	480	0	576	1,056	19,435.36	0.00	38,183.88	57,619.24
First Floor	1	1	1	0	2	2.0	0	0	0	0	0			1,056	1,056	0.00	0.00	83,645.20	83,645.20

### 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 Treated	1.00	1.30	1.00	0.64	273	\$4,641	\$0	\$6,033	\$3,889

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	1.30	1.00	0.64	1,650	\$4,950	\$0	\$6,435	\$4,148

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.00	1.30	1.00	0.64	1	\$400	\$0	\$520	\$335

## 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	Deck Rails Plain	1.00	1.30	1.00	0.64	58	\$789	\$0	\$1,025	\$661

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 Stairs/Landing	1.00	1.30	1.00	0.64	114	\$2,052	\$0	\$2,668	\$1,720

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
141	\$135,336	\$0	\$0	\$10,753	\$146,088	Residential	HS	<u>\$242,985</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
48051		4805		\$541,958	3.71	<u>\$365,162</u>	<u>1.56</u>
				<u>\$541,958</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$365,161	\$535,865	\$901,026	\$281,882	\$204,877	\$486,759	\$5,717.95
2024	\$379,768	\$541,958	\$921,726	\$290,338	\$211,023	\$501,361	\$6,328.49