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.

Account ID	Property Class	_	MA	NH	Tax Code	TaxMapKey
4816	101		4	E	1008	51019AA05300
Owner(s):	KKC LLC		Situs Add	ress:	763 Oak St	
					Cannon Beach.	

Land Valuation

Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 0.11	Base Value \$170,000	Adjustments \$798,985	Base Land RMV \$968,985
		Land Com	ponents				
C	Category			Description			
Off-Site Improveme	nt	Asphalt	Concrete Street		_		
On-Site Utilities		Public V	Vater				
On-Site Utilities		Public S	ewer				
On-Site Utilities		Gas					
On-Site Utilities		Cable T	v				
On-Site Utilities		Electric	ty				
On-Site Utilities		Telepho	ne				
On-Site Utilities		Undergr	ound Utilities				
Neighborhood		Urban					
Off-Site Improveme	nt	Public A	access				

Page 1 of 6

Improvement: 1	Class	Year Built	Year Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	151	1994	1994	09/23/2015	sgibson	1.000000	83470	00000	00000	0.834700	1.000000	31.600000
								В	ase Co	st Value:		\$224,640
							Invent	ory Ac	ljustme	nt Total:		\$31,110
								Adju	sted Ba	se Cost:		\$409,200
										DRC:		\$341.559

Improvement Components

Adjudicated Value:

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	1,910	2	4,107
Heating Accessory	Elab Fireplace	1	0	5,600	5,600
Interior - Accessory	Vacuum Sys. 1700 Sq.Ft	1	0	1,600	1,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,288	0	193
Interior - Floor	Wood Subfloor	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Built-in Refrigerator	1	0	5,720	5,720
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Self Exh Range/Grill	1	0	900	900
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Disposal	1	0	190	190
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Toilet	4	0	450	1,800

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	7	0	500	3,500
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200

Room Grid

						Full	Half					Area					Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	1	5	2.0	0	1	0	0	0	0	0	1,245	1,245	0.00	0.00	92,513.45	92,513.45
First Floor	1	1	1	0	1	1.0	1	0	0	0	0			1,288	1,288	0.00	0.00	132,126.60	132,126.60

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Same as House	1.000000	0.834700	170.00	\$6,545.60	\$25.50	\$10,513.76	\$8,775.84

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	0	25.5	25.50
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.834700	264.00	\$23,387	\$490	\$38,203	\$31,888

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch	0	0	39.6	39.60

				G	arag	e.					
Class	Garage Type	Garage Finish	Complete %		Size		Base Cost	Inventory Adjust Tota			DRC
5	Attached	Finished	1.000000	0.834700	264.0	00	\$23,387	\$490	\$38,	203	\$31,888
					Ga	rage	Compo	nents			
		Category			Desc	cription		Quantity	Area	Unit Cost	Adj. Cost
		Roof Type	Ga	ble				0	0	0	0
		Exterior Wall	Do	uble				0	0	0	0
		Interior - Floor	Co	ncrete Sla	ıb			0	0	0	0
		Ext Wall Material	Sh	ingle				0	0	0	0
		Foundation	Co	ncrete					0	0	0
				Other	Impi	roven	nents				
Class- Other SC	Category	Description	LC		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.0	0 1.60	1.00	0.83	330	\$1,485	\$0	\$2,376	\$1,983
Class- Other SC	Category	Description	LC %		Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.0	0 1.60	1.00	0.83	330	\$990	\$0	\$1,584	\$1,322
Class- Other SC	Category	Description	LC:		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC

1.00 1.60 1.00

0.83

307

\$5,219

\$0

\$8,350

All - R Other Improvements Wood Deck Treated

\$6,970

			0	ther	Impr	ovem	ents				
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	0.83	105	\$4,190	\$0	\$6,703	\$5,595
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Roof/ House Extension	1.00	1.60	1.00	0.83	118	\$1,289	\$0	\$2,062	\$1,721
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 Decorative	1.00	1.60	1.00	0.83	60	\$936	\$0	\$1,498	\$1,250
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Decorative	1.00	1.60	1.00	0.83	56	\$874	\$0	\$1,398	\$1,167
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	1.60	1.00	0.83	130	\$2,210	\$0	\$3,536	\$2,952

Other Improvements	er Improvements
--------------------	-----------------

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 Gab.R.	1.00	1.60	1.00	0.83	113	\$5,481	\$0	\$8,769	\$7,319

RMV Summary (Before Index)

		Improver	Land							
Residence by Stat Class	Residence	Carport	Other Garage Improvements Tota		Total	_	Program Type	Land Class	RMV Class before index	
151	\$341,559	\$8,776	\$31,888	\$30,279	\$412,502		Residential	HS	\$968,985	

Current RMV

	Improvement							Land
Impr I	D From/To	Account ID	Percent	Indexed RMV	Cumulative Index	_	Indexed RMV	Cumulative Index
4816	1	4816	\$1,530,298 3.71			\$1,456,210	1.56	
				\$1,530,298		_		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,456,209	\$1,510,717	\$2,966,926	\$403,499	\$369,576	\$773,075	\$9,081.33
2024	\$1,514,458	\$1,530,298	\$3,044,756	\$415,603	\$380,663	\$796,266	\$10,050.95