

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> |
| 4935 | 101 | 4 | E | 1008 | 51019AD01800 |

Owner(s): **Goossen Tabea**

Situs Address: **656 N Larch 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 | 0.11 | \$170,000 | \$26,985 | \$196,985 |

Land Components

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

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 136 | 1986 | 1986 | 09/17/2015 | tgramson | 1.000000 | 78930 | 00000 | 00000 | 0.789300 | 1.100000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$156,687 |
| Inventory Adjustment Total: | \$12,107 |
| Adjusted Base Cost: | \$185,673 |
| DRC: | \$146,552 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Exterior Wall | Double | 0 | 0 | | 0 |
| Foundation | Concrete | 0 | 0 | | 0 |
| Heat & Cool Fuel | Oil | 0 | 0 | | 0 |
| Heating & Cooling | Forced Air | 0 | 2,523 | 2 | 4,037 |
| Heating Accessory | Wood Stove Hearth - Avg | 1 | 0 | 2,600 | 2,600 |
| 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 | 3,147 | 0 | 0 |
| Interior - Wall | Panel | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition | 0 | 1,899 | 0 | 0 |
| Ext Wall Material | Wood/Bevel | 0 | 0 | | 0 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | | 0 |
| Windows | Double | 0 | 0 | | 0 |
| Windows | Metal | 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 | Bath Tub - Shower | 2 | 0 | 750 | 1,500 |
| Plumbing | Lavatory | 3 | 0 | 250 | 750 |
| Plumbing | Water Heater (Std) | 1 | 0 | 350 | 350 |
| Plumbing | Kitchen Sink | 1 | 0 | 400 | 400 |
| Plumbing | Toilet | 3 | 0 | 250 | 750 |
| Plumbing | Shower Stall - Fiberglass | 1 | 0 | 1,200 | 1,200 |

Residence Valuation

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 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | | | 1,899 | 1,899 | 0.00 | 0.00 | 97,840.02 | 97,840.02 |
| Second Floor | 0 | 0 | 0 | 0 | 4 | 2.0 | 0 | 0 | 0 | 0 | 0 | | | 1,248 | 1,248 | 0.00 | 0.00 | 50,989.08 | 50,989.08 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 3 | Attached | Unfinished | 1.000000 | 0.789300 | 576.00 | \$20,683 | \$0 | \$22,751 | \$17,957 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|---------------|----------|------|-----------|-----------|
| Roofing Material | Composition | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Ext Wall Material | Wood/Bevel | 0 | 0 | 0 | 0 |
| Exterior Wall | Double | 0 | 0 | 0 | 0 |
| Interior - Floor | Concrete Slab | 0 | 0 | 0 | 0 |
| Roof Type | Gable | 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 | Drive Concrete | 1.00 | 1.00 | 1.00 | 0.79 | 432 | \$1,944 | \$0 | \$1,944 | \$1,534 |

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 Treated | 1.00 | 1.00 | 1.00 | 0.79 | 1,376 | \$23,392 | \$0 | \$23,392 | \$18,463 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|----------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R | Other Improvements | W Deck w/Light Cover | 1.00 | 1.00 | 1.00 | 0.79 | 160 | \$4,880 | \$0 | \$4,880 | \$3,852 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| | Other Improvements | Patio Brick/Sand | 1.00 | 1.00 | 1.00 | 0.79 | 261 | \$2,610 | \$0 | \$2,610 | \$2,060 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|--------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R | Other Improvements | Fencing Cedar 6 ft | 1.00 | 1.00 | 1.00 | 0.79 | 148 | \$3,552 | \$0 | \$3,552 | \$2,804 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R | Other Improvements | Fencing Picket | 1.00 | 1.00 | 1.00 | 0.79 | 24 | \$480 | \$0 | \$480 | \$379 |

Residence Valuation

Other Improvements

| 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 | 0.79 | 18 | \$873 | \$0 | \$960 | \$758 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Total | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|----------|-----------------------|---------------|-------------|-----------------|------------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Land Class | | | | |
| 136 | \$146,552 | \$0 | \$17,957 | \$29,850 | \$194,359 | Residential | HS | <u>\$196,985</u> | |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 49351 | | 4935 | | \$721,034 | 3.71 | <u>\$296,032</u> | <u>1.56</u> |
| | | | | <u>\$721,034</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-------------|-----------|-----------|-----------|------------|
| 2023 | \$296,031 | \$711,911 | \$1,007,942 | \$122,589 | \$331,242 | \$453,831 | \$5,331.14 |
| 2024 | \$307,873 | \$721,034 | \$1,028,907 | \$126,266 | \$341,179 | \$467,445 | \$5,900.38 |