

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
51102	101	4	I4	1012	41007CC00400
Owner(s):	Meek John M Meek Sharon L	Situs Address: 80624 Hwy 101 Cannon Beach, OR			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	1.04	\$1,302,617	(\$156,593)	\$1,146,024

Land Components

Category	Description
Neighborhood	Recreation
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Water Front	Oceanfront

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
161	2010	2010	08/25/2014	llindberg	1.000000	91990	00000	00000	0.919900	1.000000	1.600000
Base Cost Value:											\$501,676
Inventory Adjustment Total:											\$43,310
Adjusted Base Cost:											\$871,978
DRC:											\$802,132
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	Electricity	0	0		0
Heating & Cooling	Hot Water Baseboard	1	4,205	9,882	9,882
Heating Accessory	Single Fireplace	1	0	4,700	4,700
Interior - Floor	Wood Subfloor		4,205	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	2,310	-2	-5,082
Windows	Vinyl	0	0		0
Built-in Appliances	Oven/Single	1	0	1,190	1,190
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,020	1,020
Built-in Appliances	Disposal	1	0	210	210
Built-in Appliances	Dishwasher	1	0	890	890
Plumbing	Bath Tub - Shower	1	0	2,400	2,400
Plumbing	Shower Stall - Tile	1	0	3,600	3,600
Plumbing	Laundry Tub	1	0	1,100	1,100
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Toilet	5	0	800	4,000
Plumbing	Lavatory	8	0	1,500	12,000
Plumbing	Shower Stall - Fiberglass	2	0	2,100	4,200
Plumbing	Bath Tub - W/O Shower	1	0	1,500	1,500

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				1	3	2.0		1	1		0			1,895	1,895	0.00	0.00	172,062.20	172,062.20
First Floor	1	1	1		2	2.0					1			2,310	2,310	0.00	0.00	329,614.00	329,614.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.919900	665.00	\$55,646	(\$963)	\$87,492	\$80,484

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Composition Arch	0	665	-2.2	-1463.00
Roof Type	Hip	0	0	0	0
Garage Component	Garage Door Opener	1	0	500	500.00

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Wood Deck Composite	1.00	1.60	1.00	0.92	1,073	\$30,044	\$0	\$48,070	\$44,220

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Agg. Conc,	1.00	1.60	1.00	0.92	295	\$1,918	\$0	\$3,068	\$2,822

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.92	173	\$8,391	\$0	\$13,425	\$12,349

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 Exposed Agg	1.00	1.60	1.00	0.92	871	\$5,662	\$0	\$9,058	\$8,333

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.60	1.00	0.92	48	\$1,915	\$0	\$3,064	\$2,819

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	1.60	1.00	0.92	1,996	\$5,988	\$0	\$9,581	\$8,813

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	1.60	1.00	0.92	90	\$1,224	\$0	\$1,958	\$1,802

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
161	\$802,132	\$0	\$80,484	\$81,158	\$963,775	Residential	HS	\$1,146,024

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534690		51102		\$2,002,675	2.08	\$2,616,903	2.08
				\$2,002,675			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$2,616,903	\$2,214,140	\$4,831,043	\$764,157	\$430,277	\$1,194,434	\$15,621.85
2025	\$2,381,381	\$2,002,675	\$4,384,056	\$787,081	\$443,185	\$1,230,266	\$16,125.72