

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
5239	201	4	U	1008	51019DD01602

Owner(s):	Moon Gary Duncan Trustee Moon Adairlyn J Trustee Moon G & A Trust	Situs Address:	280 N Hemlock St Cannon Beach,
-----------	--	----------------	---

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Downtown	Sq Ft	0.23	\$650,000	(\$123,526)	\$526,474

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Sidewalk
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2016	481	1960	3077	1	Service Station	C	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
3077	Average	1	1	258	36	No	201601	126949.00

Occupancy

Use Code: 408 Name: Service Station Height: 12 Rank: 20 Use as % of Total: 100 Class: C

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 1856 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Canopy LM: True Units: 699 Base Date: 201403 Cost: 28.25

Basement

Other

Description: Concret Paving Section: 66 Page: 2 Quantity: 1577 Unit Cost: 4.7500000 Base Cost: 7490.00
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 8024.09 %Good: 50.00 Complete %: 100.0 DRC: 4012.05 Publication Date: 1/1/2016

Description: in flr hoists: sgl post Section: 64 Page: 3 Quantity: 2 Unit Cost: 8300.0000000 Base Cost: 16600.00
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 17781.92 %Good: 50.00 Complete %: 100.0 DRC: 8890.96 Publication Date: 3/1/2016

Description: in flr hoists: double post Section: 64 Page: 3 Quantity: 1 Unit Cost: 10600.0000000 Base Cost: 10600.00
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 11354.72 %Good: 50.00 Complete %: 100.0 DRC: 5677.36 Publication Date: 3/1/2016

Description: 1.5 HP air compressor Section: 64 Page: 3 Quantity: 1 Unit Cost: 1680.0000000 Base Cost: 1680.00
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 1799.62 %Good: 50.00 Complete %: 100.0 DRC: 899.81 Publication Date: 3/1/2016

Commercial Valuation

Description: air/water wells Section: 64 Page: 3 Quantity: 2 Unit Cost: 590.0000000 Base Cost: 1180
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 1264.02 %Good: 50.00 Complete %: 100.0 DRC: 632.01 Publication Date: 2/2024
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 1884 Unit Cost: 3.3500000 Base Cost: 6311
 LCM: 1.03000 CMM: 1.04000 Replacement Cost: 6760.77 %Good: 80.00 Complete %: 100.0 DRC: 5408.62 Publication Date: 1/2024

Value for this Estimate: \$165,165

RMV Summary (Before Index)

Improvement(s)						Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
481	\$1	\$0	\$0	\$0	\$1	Commercial	Downtown	<u>\$526,474</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		%	RMV
		Valuation Approach	Improvement type	Complete	before index
		Cost	Commercial	1.000000	<u>\$165,165</u>
					<u><u>\$165,165</u></u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509790		5239		\$227,096	1.37	<u>\$641,324</u>	<u>1.22</u>
				<u><u>\$227,096</u></u>			

Certified Tax Roll Value

<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	\$641,324	\$227,021	\$868,345	\$321,089	\$188,442	\$509,531	\$5,985.48
2024	\$641,324	\$227,096	\$868,420	\$330,721	\$194,095	\$524,816	\$6,624.54