# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5269	101	4	C4	1008	51019DD03800
Owner(s):	Carlson Blake	Situs Add	ress:	140 N Laurel St	
				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	0.39	\$1,287,833	\$26,985	\$1,314,818
		Land Con	nponents				
	Category			Description			
On-Site Utilities		Electric	ity		_		
Off-Site Improveme	ent	Gravel-	Dirt Street				
Neighborhood		Urban					
Site Adjustments		View-E	xcellent				
Off-Site Improveme	ent	Public A	Access				
On-Site Improveme	nt	Landsc	ape-Fair				
Site Adjustments		Med/Li	ght Traffic				
On-Site Utilities		Gas					
On-Site Utilities		Telepho	one				
Site Adjustments		Top-Me	ed/Light				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Public '	Water				

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# **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Year Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	157	1913	1988	11/12/2013	llindberg	1.000000	80240	00000	00000	0.802400	1.000000	1.600000
								В	ase Co	st Value:		\$259,672
							Invent	tory A	ljustme	ent Total:		\$22,070
								Adju	sted Ba	ase Cost:		\$450,786
										DRC:		\$361,711

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	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,474	2	4,552
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Floor	Wood Subfloor	0	2,953	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,996	1	1,297
Windows	Vinyl	0	0		0
Windows	Storm	0	0		0
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Toilet	4	0	450	1,800
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Water Heater (Std)	1	0	450	450

# **Residence Valuation**

### **Room Grid**

						Full	Half						Aı	rea			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	0	0	0	0	0	1	0	0	168	0	0	168	20,816.84	0.00	0.00	20,816.84
First Floor	1	1	1	0	1	1.0	0	1	0	0	1			1,996	1,996	0.00	0.00	175,102.20	175,102.20
Second Floor	0	0	0	0	4	1.0	2	0	0	0	0			957	957	0.00	0.00	63,752.61	63,752.61

# **Other 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	0.80	105	\$5,093	\$0	\$8,148	\$6,538

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Vinyl 6 Privacy	1.00	1.60	1.00	0.80	46	\$1,380	\$0	\$2,208	\$1,772

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	0.80	150	\$2,550	\$0	\$4,080	\$3,274

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### **Residence Valuation**

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	1.60	1.00	0.80	216	\$972	\$0	\$1,555	\$1,248
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	1.60	1.00	0.80	18	\$360	\$0	\$576	\$462
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 4 ft	1.00	1.60	1.00	0.80	14	\$266	\$0	\$426	\$342

# **RMV Summary (Before Index)**

		Improven	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type I	Land Class	RMV before index
157	\$361,711	\$0	\$0	\$13,635	\$375,346	Residential	HS	\$1,314,818

#### **Current RMV**

		Land				
From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	5269		\$880,366	2.35	\$3,212,377	2.35
			\$880,366			
	From/To	From/To Account ID	From/To Account ID Percent	5269 \$880,366	From/To Account ID Percent Indexed RMV Cumulative Index  5269 \$880,366 2.35	From/To         Account ID         Percent         Indexed RMV         Cumulative Index         Indexed RMV           5269         \$880,366         2.35         \$3,212,377

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$3,212,376	\$917,048	\$4,129,424	\$1,055,264	\$639,701	\$1,694,965	\$19,910.76
2024	\$3,083,881	\$880,366	\$3,964,247	\$1,086,921	\$658,892	\$1,745,813	\$22,036.71

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