

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
5289	101	4	C	1008	51019DD05000

Owner(s): **VP Getaway LLC**

Situs Address: **123 N Laurel 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	0.23	\$290,000	\$76,985	\$366,985

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Water
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Sewer
Neighborhood	Urban
Site Adjustments	View Fair
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
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 %
157	1930	1988	05/29/2014	cmccleary	1.000000	80240	00000	00000	0.802400	1.000000	1.600000

Base Cost Value:	\$310,690
Inventory Adjustment Total:	\$27,627
Adjusted Base Cost:	\$541,307
DRC:	\$434,345
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	1,968	2	4,133
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	2,092	0	0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Composition Arch	0	2,092	0	314
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Single Fireplace	2	0	4,140	8,280
Interior - Ceiling	Recessed Lighting	0	0		0
Interior - Ceiling	Standard	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Hip	0	0		0
Windows	Double	0	0		0
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Self Exh Range/Grill	1	0	900	900
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Lavatory	5	0	500	2,500

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Toilet	4	0	450	1,800
Plumbing	Kitchen Sink	1	0	600	600

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	0	0	0	0	0	0	0	0	1	0	0	288	0	0	288	24,612.44	0.00	0.00	24,612.44
First Floor	1	1	1	0	4	2.0	0	1	0	0	0			2,092	2,092	0.00	0.00	180,929.40	180,929.40
Second Floor	0	0	0	1	2	2.0	0	0	0	0	0			1,773	1,773	0.00	0.00	105,148.29	105,148.29

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.952600	336.00	\$26,523	\$500	\$43,237	\$41,188

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	336	0	0
Foundation	Concrete	0	336	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch	0	336	0.15	50.40

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.80	70	\$3,395	\$0	\$5,432	\$4,359

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	1.60	1.00	0.80	660	\$11,220	\$0	\$17,952	\$14,405

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	252	\$4,284	\$0	\$6,854	\$5,500

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	252	\$4,284	\$0	\$6,854	\$5,500

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	0.95	416	\$2,704	\$0	\$4,326	\$4,121

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	0.95	886	\$5,759	\$0	\$9,214	\$8,778

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	Fencing Cedar 4 ft	1.00	1.60	1.00	0.80	160	\$3,040	\$0	\$4,864	\$3,903

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 5 ft	1.00	1.60	1.00	0.80	136	\$2,720	\$0	\$4,352	\$3,492

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
157	\$434,345	\$0	\$41,188	\$50,057	\$525,589	Residential	HS	<u>\$366,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
52891		5289		\$1,657,516	3.15	<u>\$525,039</u>	<u>1.49</u>
				<u>\$1,657,516</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	\$525,039	\$1,625,928	\$2,150,967	\$477,763	\$589,979	\$1,067,742	\$12,542.77
2024	\$546,040	\$1,657,516	\$2,203,556	\$492,095	\$607,678	\$1,099,773	\$13,882.00