

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5358	101	4	E2	1008	51020CB00501

Owner(s):	Hardy Rody Myron Hardy Alisa Atkisson Richard B	Situs Address: 596 N Elm St Cannon Beach,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$173,333	\$19,985	\$193,318

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
252	1995	1995	09/30/2015	sgibson	1.000000	84050	00000	00000	0.840500	1.000000	1.300000

Base Cost Value:	\$225,029
Inventory Adjustment Total:	\$29,719
Adjusted Base Cost:	\$331,173
DRC:	\$278,351
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	2	1,004	3,574	7,148
Heating Accessory	Pre-Fab Metal Box	2	0	3,580	7,160
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,296	-0	-130
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	2	0	410	820
Built-in Appliances	Dishwasher	2	0	720	1,440
Built-in Appliances	Disposal	2	0	190	380
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Toilet	4	0	450	1,800
Plumbing	Water Heater (Std)	2	0	450	900
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Kitchen Sink	2	0	600	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	2	2	2	0	0	0	2	2	0	0	1			1,296	1,296	0.00	0.00	154,715.52	154,715.52
Second Floor	0	0	0	0	6	2.0	0	0	0	0	0			1,360	1,360	0.00	0.00	92,542.40	92,542.40

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.840500	324.00	\$19,122	\$800	\$25,898	\$21,767

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Roofing Material	Composition	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00
Exterior Wall	Double	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	Asphalt Drive	1.00	1.30	1.00	0.84	525	\$1,575	\$0	\$2,048	\$1,721

## Residence Valuation

### 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	1.30	1.00	0.84	72	\$3,492	\$0	\$4,540	\$3,816

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	1.30	1.00	0.84	72	\$3,492	\$0	\$4,540	\$3,816

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
252	\$278,351	\$0	\$21,767	\$9,352	\$309,470	Residential	HS	<u>\$193,318</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
53581		5358		\$587,378	1.90	<u>\$324,041</u>	<u>1.74</u>
				<u>\$587,378</u>			

### Certified Tax Roll Value

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<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	\$324,040	\$622,486	\$946,526	\$171,244	\$298,232	\$469,476	\$5,514.94
2024	\$337,002	\$587,378	\$924,380	\$176,381	\$307,178	\$483,559	\$6,103.77