

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
5565	101	4	BC	1008	51029BC05400

Owner(s): **Kerwin John I/Mary G**

Situs Address: **315 E Van Buren St
Cannon Beach, OR**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.15	\$271,667	(\$7,182)	\$264,485

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1977	1977	06/04/2015	cmcclary	1.000000	7501	0000	0000	0.750100	1.100000	1.400000

Base Cost Value:	\$94,842
Inventory Adjustment Total:	\$9,737
Adjusted Base Cost:	\$161,051
DRC:	\$120,805
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,824	2	2,827
Heating Accessory	Single Fireplace	1	0	2,690	2,690
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	1,824	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,824	0	0
Ext Wall Material	Plywood	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	1	3	2.0	0	1	1	0	0	1,824	1,824	0.00	0.00	94,841.52	94,841.52		

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 Fir	1.00	1.40	1.00	0.75	232	\$3,016	\$0	\$4,222	\$3,167

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	1.40	1.00	0.75	819	\$2,457	\$0	\$3,440	\$2,580

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.40	1.00	0.75	48	\$2,328	\$0	\$3,585	\$2,689

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	1.00	1.40	1.00	0.75	480	\$2,160	\$0	\$3,024	\$2,268

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Garden Shed Conv.	1.00	1.40	1.00	0.75	96	\$2,688	\$0	\$3,763	\$2,823

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 6 ft	1.00	1.40	1.00	0.75	160	\$3,840	\$0	\$5,376	\$4,033

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 Composite	1.00	1.40	1.00	0.75	144	\$4,032	\$0	\$5,645	\$4,234

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	1.40	1.00	0.75	114	\$2,166	\$0	\$3,032	\$2,275

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
130	\$120,805	\$0	\$0	\$24,069	\$144,874	Residential	HS	<u>\$264,485</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
55651		5565		\$404,767	2.79	<u>\$371,100</u>	<u>1.40</u>
				<u>\$404,767</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$270,876	\$306,608	\$577,484	\$126,402	\$204,124	\$330,526	\$3,929.55
2022	\$371,100	\$404,767	\$775,867	\$130,194	\$210,247	\$340,441	\$4,012.03