

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5579	101	4	BC	1008	51029BC06400

Owner(s): **Serriere Vianney F/Sharron L  
Reilly Bruce A/Kristine S**

Situs Address: **208 E Harrison 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	Acre	0.11	\$240,000	\$19,985	\$259,985

### Land Components

Category	Description
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Neighborhood	Urban
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1954	1954	05/28/2015	cmccleary	1.000000	6287	0000	0000	0.628700	1.100000	1.400000

Base Cost Value:	\$74,052
Inventory Adjustment Total:	\$8,622
Adjusted Base Cost:	\$127,318
DRC:	\$80,045
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,304	2	2,282
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	1,304	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	1,304	0	0
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Windows	Double	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400

## 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	1	1	1	0	3	1.0	1	0	0	0	0			1,304	1,304	0.00	0.00	74,051.92	74,051.92

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.628700	240.00	\$11,859	\$0	\$18,263	\$11,482

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	0	0
Foundation	Concrete	0	352	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0

# 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	Drive Concrete	1.00	1.40	1.00	0.63	60	\$270	\$0	\$378	\$238

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
130	\$80,045	\$0	\$11,482	\$238	\$91,765	Residential	HS	<u>\$259,985</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
55791		5579		\$256,384	2.79	<u>\$364,786</u>	<u>1.40</u>
				<u>\$256,384</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$266,266	\$194,303	\$460,569	\$151,471	\$107,976	\$259,447	\$3,084.50
2022	\$364,785	\$256,384	\$621,169	\$156,015	\$111,215	\$267,230	\$3,149.25