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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5619	101	4	I	1008	51029BC08300
Owner(s):	Salciccia Gina Lucia	Situs Addı	ess:	455 Elk Land Ct	
				Cannon Beach,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.15	\$160,000	\$22,985	\$182,985
		Land Con	nponents				
	Category			Description			
Neighborhood		Rural					
On-Site Utilities		Cable T	v				
On-Site Utilities		Gas					
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Electric	ity				
On-Site Utilities		Telepho	ne				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Underg	round Utilities				
On-Site Utilities		Public '	Water				
On-Site Utilities		Public S	Sewer				
On-Site Improveme	nt	Landsc	ape-Fair				

Page 1 of 4

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LO	CM %	LMA %
	199	1989	1989	05/11/2015	mpincombe	1.000000	80620	93000	00000	0.749770 1.	000000	1.000000

Base Cost Value: \$57,505

Inventory Adjustment Total: \$5,489

Adjusted Base Cost: \$62,994

DRC: \$47,231

Adjudicated Value:

Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,564	1,564	0.00	0.00	57,505.36	57,505.36

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.749770	368.00	\$15,920	\$479	\$18,039	\$13,525

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	368	0.35	128.80
Ext Wall Material	T1-11	0	0	0	0
Exterior Wall	Single	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00

Residence Valuation

						ovem	ents				
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	1.00	1.00	0.75	285	\$4,845	\$0	\$4,845	\$3,633
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	1.00	1.00	0.75	80	\$1,360	\$0	\$1,360	\$1,020
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.75	48	\$653	\$0	\$653	\$489

RMV Summary (Before Index)

		Improvei	nent(s)				Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index		
199	\$47,231	\$0	\$13,525	\$5,142	\$65,898	Residential	HS	\$182,985		

Current RMV

			Improvement	<u> </u>		I	Land
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
523765		5619		\$188,422	2.86	\$259,759	1.48
				\$188,422			
					-		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$259,758	\$186,033	\$445,791	\$85,188	\$114,109	\$199,297	\$2,341.13
2024	\$270,149	\$188,422	\$458,571	\$87,743	\$117,532	\$205,275	\$2,591.09

10/10/2024 Page 4 of 4