

# 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>
<b>5649</b>	<b>401</b>	<b>4</b>	<b>I</b>	<b>1008</b>	<b>51029BD00100</b>

Owner(s): **Logan Ronald S** Situs Address: **715 Haskell Ln  
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	25.37	\$515,275	(\$77,015)	\$438,260

### Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Urban

# Residence Valuation

## Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1996	1996	05/15/2015	mpincombe	1.000000	84050	00000	00000	0.840500	1.000000	1.000000
										Base Cost Value:	\$168,162
										Inventory Adjustment Total:	\$22,467
										Adjusted Base Cost:	\$190,629
										DRC:	\$160,223
										Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Forced Air	0	1,880	2	3,854
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0	0	0
Interior - Ceiling	Vaulted	0	0	0	0
Interior - Electric	220 Volt	0	0	0	0
Interior - Floor	Wood Subfloor	0	1,368	0	0
Interior - Wall	Dry Wall	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Enamel Sheet	0	1,368	2	2,873
Windows	Double	0	0	0	0
Windows	Thermal	0	0	0	0
Windows	Vinyl	0	0	0	0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Gas	0	0	0	0
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Lavatory	3	0	350	1,050

## 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	0	0	0	1	2	2.0	0	1	0	0	1				1,368	1,368	0.00	0.00	99,853.60	99,853.60
Second Floor	1	1	1	0	1	1.0	0	0	0	0	0				1,024	1,024	0.00	0.00	54,437.44	54,437.44

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.846200	1980.00	\$80,681	\$0	\$80,681	\$68,273

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0

# Residence Valuation

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.846200	1980.00	\$80,681	\$0	\$80,681	\$68,273

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Shed R	1.00	1.00	1.00	0.84	160	\$7,232	\$0	\$7,232	\$6,079

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.84	200	\$3,400	\$0	\$3,400	\$2,858

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.84	80	\$3,880	\$0	\$3,880	\$3,261

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.84	80	\$1,360	\$0	\$1,360	\$1,143

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.84	24	\$1,164	\$0	\$1,164	\$978

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.84	48	\$653	\$0	\$653	\$549

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$160,223	\$0	\$68,273	\$14,867	\$243,363	Residential	HS	\$438,260

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
56491		5649		\$830,637	3.41	\$589,680	1.35
				\$830,637			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$589,679	\$836,260	\$1,425,939	\$193,663	\$343,512	\$537,175	\$6,876.51
2025	\$589,680	\$830,637	\$1,420,317	\$199,472	\$353,817	\$553,289	\$6,961.66

## Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Primary	Account ID	TaxMapKey
200109473	09/13/2001	\$3,000	34	Yes	Primary	5648	51029BD00100