

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>
5660	101	4	I	1008	51029BD01000

Owner(s):	Walker Travis S	Situation Address:	552 Vinemapple Ct
	Kramer Grayson M		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	0.19	\$176,667	\$22,985	\$199,652

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Gas
Rural	Homesite-Average
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Site Adjustments	Med/Light Traffic
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1992	1992	05/27/2015	mpincombe	1.000000	82330	00000	00000	0.823300	1.000000	1.000000

Base Cost Value:	\$112,218
Inventory Adjustment Total:	\$16,908
Adjusted Base Cost:	\$129,126
DRC:	\$106,309
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,606	2	3,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,606	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,634	0	409
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Windows	Thermal	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350

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	0	3	2.0	0	1	0	0	1			1,606	1,606	0.00	0.00	112,217.70	112,217.70

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.823300	564.00	\$28,069	\$541	\$28,610	\$23,555

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	141	141.00
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Foundation	Concrete		0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00

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	1.00	1.00	0.82	520	\$2,340	\$0	\$2,340	\$1,927

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	Wood Deck Treated	1.00	1.00	1.00	0.82	312	\$5,304	\$0	\$5,304	\$4,367

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	1.00	1.00	0.82	24	\$576	\$0	\$576	\$474

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	0.82	46	\$626	\$0	\$626	\$515

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$106,309	\$0	\$23,555	\$7,283	\$137,146	Residential	HS	<u>\$199,652</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
56601		5660		\$392,144	2.86	<u>\$283,419</u>	<u>1.48</u>
				<u>\$392,144</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$283,418	\$387,117	\$670,535	\$94,681	\$239,275	\$333,956	\$3,922.97
2024	\$294,755	\$392,144	\$686,899	\$97,521	\$246,453	\$343,974	\$4,341.84

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200318222	12/10/2003	\$10,000	07	Yes	Primary	5660	51029BD01000
					Additional	5659	51029BD01000