

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> |
| 5723 | 101 | 4 | I | 1008 | 51029CB01306 |

| | | |
|-----------|------------------------------------|---|
| Owner(s): | Neuwirth Blake Neuwirth Heather | Situs Address: 379 Sunset Blvd Cannon Beach, |
|-----------|------------------------------------|---|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.21 | \$182,500 | \$76,985 | \$259,485 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Utilities | Gas |
| On-Site Improvement | Landscape-Fair |
| Neighborhood | Urban |
| On-Site Utilities | Public Water |
| On-Site Utilities | Telephone |
| On-Site Utilities | Public Sewer |
| Site Adjustments | View-Average |
| Off-Site Improvement | Public Access |
| On-Site Utilities | Cable Tv |
| On-Site Utilities | Underground Utilities |
| On-Site Utilities | Electricity |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 242 | 1977 | 1977 | 06/18/2015 | mpincombe | 1.000000 | 73910 | 00000 | 00000 | 0.739100 | 1.000000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$186,731 |
| Inventory Adjustment Total: | \$11,461 |
| Adjusted Base Cost: | \$198,192 |
| DRC: | \$146,484 |
| 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 | 2,052 | 2 | 3,181 |
| 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 | 1,362 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,362 | 0 | 341 |
| Windows | Metal | 0 | 0 | | 0 |
| Windows | Double | 0 | 0 | | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Hood Fan | 2 | 0 | 280 | 560 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | | 0 |
| Ext Wall Material | Stone | 0 | 0 | | 0 |
| Ext Wall Material | Vertical | 0 | 0 | | 0 |
| Plumbing | Lavatory | 3 | 0 | 350 | 1,050 |
| Plumbing | Toilet | 3 | 0 | 300 | 900 |
| Plumbing | Kitchen Sink | 2 | 0 | 450 | 900 |
| Plumbing | Shower Stall - Fiberglass | 1 | 0 | 1,350 | 1,350 |
| Plumbing | Bath Tub - Shower | 2 | 0 | 950 | 1,900 |
| Plumbing | Water Heater (Std) | 2 | 0 | 400 | 800 |

Residence Valuation

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 |
| Basement | 1 | 1 | 0 | 0 | 1 | 1.0 | 0 | 0 | 0 | 0 | 1 | 672 | 0 | 690 | 1,362 | 27,908.79 | 0.00 | 46,201.55 | 74,110.34 |
| First Floor | 1 | 1 | 1 | 0 | 2 | 2.0 | 0 | 0 | 0 | 0 | 0 | | | 1,362 | 1,362 | 0.00 | 0.00 | 112,620.64 | 112,620.64 |

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 | 0.74 | 285 | \$4,845 | \$0 | \$4,845 | \$3,581 |

| 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 | 0.74 | 163 | \$734 | \$0 | \$734 | \$542 |

| 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 | 0.74 | 362 | \$6,154 | \$0 | \$6,154 | \$4,548 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R | Other Improvements | Gar. Door Opener | 1.00 | 1.00 | 1.00 | 0.74 | 1 | \$400 | \$0 | \$400 | \$296 |

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 | Gar. Door Opener | 1.00 | 1.00 | 1.00 | 0.74 | 1 | \$400 | \$0 | \$400 | \$296 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Total | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|---------------|-------------|-----------------|------------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Land Class | | | | |
| 242 | \$146,484 | \$0 | \$0 | \$9,263 | \$155,747 | Residential | HS | <u>\$259,485</u> | |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 57231 | | 5723 | | \$445,328 | 2.86 | <u>\$368,356</u> | <u>1.48</u> |
| | | | | <u>\$445,328</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 2023 | \$368,355 | \$439,845 | \$808,200 | \$191,550 | \$224,430 | \$415,980 | \$4,886.52 |
| 2024 | \$383,090 | \$445,328 | \$828,418 | \$197,296 | \$231,162 | \$428,458 | \$5,408.25 |