

# 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>5832</b>	<b>101</b>	<b>4</b>	<b>BC</b>	<b>1008</b>	<b>51030AA02700</b>

Owner(s):	<b>Yurcak Jennifer Findlay Chin</b>	Situs Address:	<b>138 W Taft St</b>
	<b>Ruuhela Kevin Brent</b>		<b>Cannon Beach,</b>

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.10	\$231,667	\$154,985	\$386,652

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1940	1988	12/08/2014	llindberg	1.000000	80240	00000	00000	0.802400	1.100000	1.400000

Base Cost Value:	\$55,401
Inventory Adjustment Total:	\$8,356
Adjusted Base Cost:	\$98,186
DRC:	\$78,784
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Pier	0	768	0	0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	768	3	2,227
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	768	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	768	0	269
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

### 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	1	1	0	0	2	1.0	0	1	0	0	0			768	768	0.00	0.00	52,622.64	52,622.64

## 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	Patio Agg. Conc,	1.00	1.40	1.00	0.80	247	\$1,606	\$0	\$2,248	\$1,804

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	1.40	1.00	0.80	57	\$969	\$0	\$1,357	\$1,089

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 Stamp Conc.	1.00	1.40	1.00	0.80	188	\$1,880	\$0	\$2,632	\$2,112

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 Stairs/Landing	1.00	1.40	1.00	0.80	24	\$432	\$0	\$605	\$485

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.40	1.00	0.80	24	\$1,164	\$0	\$1,793	\$1,438

## Residence Valuation

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### 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	Shed Cedar H.End	1.00	1.40	1.00	0.95	120	\$5,390	\$0	\$7,547	\$7,148

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	1.40	1.00	0.95	48	\$816	\$0	\$1,142	\$1,082

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	1.40	1.00	0.80	32	\$544	\$0	\$762	\$611

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	1.40	1.00	0.80	12	\$163	\$0	\$228	\$183

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$78,784	\$0	\$0	\$15,952	\$94,737	Residential	HS	<u>\$386,652</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
58321		5832		\$269,981	2.85	<u>\$623,890</u>	<u>1.68</u>
				<u>\$269,981</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$623,889	\$193,250	\$817,139	\$268,804	\$105,201	\$374,005	\$4,393.44
2024	\$648,845	\$269,981	\$918,826	\$276,868	\$133,162	\$410,030	\$5,175.64