

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
5839	100	4	BC	1008	51030AA03400

Owner(s): **Pivetta Mark**
Riordan Candy

Situs Address: **135 W 1st St**
Cannon Beach,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	VHS	Acre	0.12	\$248,333	\$135,000	\$383,333

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Gravel-Dirt Street

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	VHS	\$383,333

Current RMV

Land	
Indexed RMV	Cumulative Index
\$618,534	1.68

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$618,534	\$0	\$618,534	\$262,396	\$0	\$262,396	\$3,082.38
2024	\$643,275	\$0	\$643,275	\$270,267	\$0	\$270,267	\$3,411.46