

# 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>
5897	101	4	BC	1008	51030AA08200

Owner(s): **Thayer Thomas**  
**Thayer Thomas Family Trust** Situs Address: **180 W Jefferson St**  
**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	0.09	\$223,333	\$214,985	\$438,318

### Land Components

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

# Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	146	2005	2005	11/05/2014	mpincombe	1.000000	891800	000000	000000	0.891800	1.000000	1.400000
Base Cost Value:		\$168,233										
Inventory Adjustment Total:		\$23,729										
Adjusted Base Cost:		\$268,747										
DRC:		\$239,668										
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	1,821	2	3,824
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,422	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	1	1,220	305	305
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Heating Accessory	2 Sty. Brick Chimney/Ext.	1	0	1,010	1,010
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Microwave	1	0	450	450
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Shower Stall - Tile	3	0	2,050	6,150
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Toilet	4	0	300	1,200

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Area			Base Cost					
											Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	0	0	0	0	3	1.0	0	1	0	0				1,220	1,220	0.00	0.00	92,165.00	92,165.00
Second Floor	1	1	1		1	2.0	1							1,202	1,202	0.00	0.00	62,191.12	62,191.12

## Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Flagstone/Conc.	1.00	1.40	1.00	0.89	390	\$8,775	\$0	\$12,285	\$10,956

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Brick/Sand	1.00	1.40	1.00	0.89	485	\$4,850	\$0	\$6,790	\$6,055

# 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	Fencing Cedar 4 ft	1.00	1.40	1.00	0.89	96	\$1,824	\$0	\$2,554	\$2,277

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 Decorative	1.00	1.40	1.00	0.89	25	\$390	\$0	\$546	\$487

## RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Land			RMV before index
		Carport	Garage	Other Improvements	Program Type		Land Class			
146	\$239,668	\$0	\$0	\$19,775	Residential	\$259,444	HS			\$438,318

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
58971		5897		\$776,334	2.99	\$735,547	1.68
				\$776,334			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$735,546	\$744,091	\$1,479,637	\$346,439	\$485,945	\$832,384	\$10,506.87
2025	\$735,547	\$776,334	\$1,511,881	\$356,832	\$500,523	\$857,355	\$10,639.31