

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
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	89180	00000	00000	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	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	0	0	0	0	3	1.0	0	1	0	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 %	Over-all%	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 %	Over-all%	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	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$239,668	\$0	\$0	\$19,775	\$259,444	Residential	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