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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
5913	101	4	BC2	1008	51030AA09601
Owner(s):	Workman Keith C/Debra C	Situs Add	ress: 1	36 E 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	0.06	\$124,167	\$9,993	\$134,159
		Land Con	nponents				
(Category			Description			
On-Site Utilities		Public '	Water				
Off-Site Improvement		Public A	Access				
Neighborhood		Urban					
On-Site Utilities		Cable T	v				
Off-Site Improvement		Gravel-	Dirt Street				
On-Site Improvement		Landsc	ape-Fair				
On-Site Utilities		Public	Sewer				
On-Site Utilities		Electric	eity				
On-Site Utilities		Telepho	one				
		renepiik					

Page 1 of 3

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	232	1946	1966	10/01/2014	mpincombe	1.000000	68020	00000	00000	0.680200	1.100000	1.400000
								В	ase Co	st Value:		\$0
							Invent	ory A	ljustme	ent Total:		\$0
								Adju	sted Ba	ase Cost:		\$0
										DRC:		\$0
								Adj	udicate	ed Value:		

RMV Summary (Before Index)

		Improven		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
232	\$0	\$0	\$0	\$0	\$0	Residential	HS	\$134,159

Current RMV

_					I	and			
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	_	Indexed RMV	Cumulative Index
	532086		5913		\$88,999	1.99		\$222,629	1.73
					\$88,999		=		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$222,628	\$94,330	\$316,958	\$66,649	\$45,550	\$112,199	\$1,318.01
2024	\$231,534	\$88,999	\$320,533	\$68,648	\$46,916	\$115,564	\$1,458.71

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200411386	09/16/2004	\$199,500	33	Yes	Primary	5913	51030AA09601
					Additional	5915	51030AA09603