

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
5915	101	4	BC2	1008	51030AA09603

Owner(s): **Workman Keith C/Debra C** Situs Address: **138 E Jefferson St
Cannon Beach,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.06	\$124,166	\$9,992	\$134,159

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
232	1946	1966	10/01/2014	mpincombe	1.000000	6897	0000	0000	0.689700	1.100000	1.400000

Base Cost Value:	\$74,849
Inventory Adjustment Total:	\$8,252
Adjusted Base Cost:	\$127,976
DRC:	\$88,265
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	2	1,044	1,984	3,967
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,044	0	0
Interior - Wall	Dry Wall	0	0		0
Windows	Wood	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	230	0	0
Roofing Material	Composition Arch	0	814	0	285
Ext Wall Material	Plywood	0	0		0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Kitchen Sink	2	0	400	800
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Water Heater (Std)	2	0	350	700

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	2	2	0	0	2	2.0	0	2	0	0	0			1,044	1,044	0.00	0.00	74,849.16	74,849.16

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	Wood Deck Treated	1.00	1.40	1.00	0.69	70	\$1,190	\$0	\$1,666	\$1,149

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	0.69	70	\$1,190	\$0	\$1,666	\$1,149

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
232	\$88,265	\$0	\$0	\$2,298	\$90,563	Residential	HS	<u>\$134,159</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
59151	From	5915	0.5	\$43,978	1.94	<u>\$193,590</u>	<u>1.44</u>
				<u>\$131,933</u>	<u>1.94</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$147,778	\$59,432	\$207,210	\$62,824	\$42,936	\$105,760	\$1,257.35
2022	\$193,590	\$87,955	\$281,545	\$64,708	\$44,224	\$108,932	\$1,283.72