

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
5979	101	4	BC	1008	51030AA14700
Owner(s):	Pastor David F DFP Revocable Living Trust		Situs Address:	140 E Monroe 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	0.11	\$240,000	\$39,985	\$279,985

Land Components

Category	Description
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
Neighborhood	Urban
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Gas
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	120	1928	1962	05/21/2015	sgibson	1.000000	65240	00000	00000	0.652400	1.100000	1.400000
	Base Cost Value: \$38,136											
	Inventory Adjustment Total: \$6,876											
	Adjusted Base Cost: \$69,318											
	DRC: \$45,223											
	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	Frame	1	643	-772	-772
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	643	2	1,382
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	643	0	0
Interior - Wall	Comp	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	643	0	225
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Dishwasher	1	0	340	340
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Toilet	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	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	1	1	0	0	1	1.0	0	0	0	0	0			643	643	0.00	0.00	35,174.27	35,174.27

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 1/2	1.10	1.40	1.00	0.65	54	\$1,361	\$0	\$2,096	\$1,368

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	0.65	48	\$816	\$0	\$1,142	\$745

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	Garden Shed Conv.	1.00	1.40	1.00	0.65	68	\$2,023	\$0	\$2,832	\$1,848

Residence Valuation

Improvement: 2	Stat	Year	Effective	Appraisal	Appraiser	Complete	Phys	Func	Econ	Overall	LCM %	LMA %
	Class	Built										
	146	1928	1980	05/21/2015	sgibson	1.000000	75240	00000	00000	0.752400	1.000000	1.400000
Base Cost Value:												\$94,537
Inventory Adjustment Total:												\$15,289
Adjusted Base Cost:												\$153,756
DRC:												\$115,686
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	951	4	3,329
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	1,136	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	767	0	0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Self Exh Range/Grill	1	0	680	680
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450

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	1	1	0	0	1	1.0	0	1	0	0	0			767	767	0.00	0.00	68,631.65	68,631.65
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			369	369	0.00	0.00	25,905.64	25,905.64

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Shed R	1.00	1.40	1.00	0.75	28	\$1,266	\$0	\$1,772	\$1,333

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	Wood Deck Treated	1.00	1.40	1.00	0.75	130	\$2,210	\$0	\$3,094	\$2,328

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 3	1.00	1.40	1.00	0.75	24	\$102	\$0	\$143	\$107

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	0.75	287	\$4,879	\$0	\$6,831	\$5,139

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 Plain	1.00	1.40	1.00	0.75	32	\$435	\$0	\$609	\$458

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 6 ft	1.00	1.40	1.00	0.75	100	\$2,400	\$0	\$3,360	\$2,528

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 Stairs/Landing	1.00	1.40	1.00	0.75	48	\$864	\$0	\$1,210	\$910

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
120	\$45,223	\$0	\$0	\$3,961	\$49,184	Residential	HS	<u>\$279,985</u>
146	\$115,686	\$0	\$0	\$12,804	\$128,491			
Totals:	<u>\$160,909</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,765</u>	<u>\$177,674</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
59792		5979		\$384,482	2.99	<u>\$469,846</u>	<u>1.68</u>
59791		5979		\$147,173	2.99		
				<u>\$531,655</u>	<u>2.99</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$469,846	\$506,339	\$976,185	\$142,321	\$298,331	\$440,652	\$5,562.19
2025	\$469,846	\$531,655	\$1,001,501	\$146,590	\$307,280	\$453,870	\$5,632.31