

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6023	101	4	BC	1008	51030AD01900

Owner(s):	Tucker John V & Denise M Trustees Tucker John V Trust Tucker Denise M Trust	Situs Address:	163 W Monroe St Cannon Beach, OR
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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	\$154,985	\$394,985

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1946	1984	10/20/2014	mpincombe	0.460000	78020	00000	00000	0.780200	1.000000	1.400000

Base Cost Value:	\$137,937
Inventory Adjustment Total:	\$9,545
Adjusted Base Cost:	\$206,474
DRC:	\$74,102
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,487	2	3,569
Interior - Cabinetry	Hard Wood	0	0		0
Roofing Material	Composition Arch	0	1,183	0	296
Ext Wall Material	Vertical	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Floor	Wood Subfloor	0	1,183	0	0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Roof Type	Hip	0	0		0
Roof Type	Gable	0	0		0
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Recessed Lighting	1	0	0	0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Beams	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Door	1	0	150	150

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	1	4	2.0	0	0	1	0	0			1,183	1,183	0.00	0.00	90,242.85	90,242.85
Second Floor	1	1	0	1	0	0	0	0	0	0	0			608	608	0.00	0.00	36,316.48	36,316.48

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.840500	110.00	\$2,749.90	\$0.00	\$4,234.85	\$3,559.39

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Flat	0	0	0	0
Foundation	Pier	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.780200	384.00	\$23,279	\$36,469	\$83,647	\$65,261

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Fiberglass	1	0	1350	1350.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Toilet	1	0	300	300.00
Plumbing	Kitchen Sink	2	0	450	900.00

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.780200	384.00	\$23,279	\$36,469	\$83,647	\$65,261

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	400	400.00
Garage Component	Garage Door Opener	1	0	400	400.00
Garage Component	Gar. 2nd Floor-Finished	0	384	69.1641666	26559.04
Garage Component	Gar 2nd Flr Fin Add elect	1	0	1000	1000.00
Garage Component	Gar 2nd Flr Fin Add plumb	1	0	1000	1000.00
Built-in Appliances	Cooktop	1	0	470	470.00
Built-in Appliances	Hood Fan	1	0	280	280.00
Roofing Material	Composition Arch	0	384	0.25	96.00
Heating & Cooling	Forced Air	0	576	5.84	3363.84

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	0.00	0.78	60	\$1,020	\$0	\$1,428	\$0

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	0.00	0.78	20	\$312	\$0	\$437	\$0

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	0.78	51	\$969	\$0	\$1,357	\$1,058

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	0.78	24	\$576	\$0	\$806	\$629

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 Agg, Conc,	1.00	1.40	1.00	0.78	308	\$2,002	\$0	\$2,803	\$2,187

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 Composite	1.00	1.40	1.00	0.78	36	\$1,008	\$0	\$1,411	\$1,101

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.40	1.00	0.78	248	\$4,216	\$0	\$5,902	\$4,605

Residence Valuation

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	Deck Rails Decorative	1.00	1.40	1.00	0.78	38	\$593	\$0	\$830	\$648

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.40	1.00	0.78	40	\$720	\$0	\$1,008	\$786

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.40	1.00	0.78	531	\$2,390	\$0	\$3,345	\$2,610

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio Brick/Sand	1.00	1.40	1.00	0.78	335	\$3,350	\$0	\$4,690	\$3,659

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.40	0.00	0.78	100	\$1,700	\$0	\$2,380	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$74,102	\$3,559	\$65,261	\$17,283	\$160,206	Residential	HS	<u>\$394,985</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
60231		6023		\$456,556	2.85	<u>\$637,336</u>	<u>1.68</u>
				<u>\$456,556</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$637,335	\$701,787	\$1,339,122	\$269,191	\$502,987	\$772,178	\$9,070.78
2024	\$662,829	\$456,556	\$1,119,385	\$277,266	\$518,076	\$795,342	\$10,039.28