

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6067	101	4	BC	1008	51030AD06000
Owner(s):	LAKJOR LLC	Situs Address:	179 E Van Buren 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	\$63,985	\$303,985

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
On-Site Utilities	Gas
Site Adjustments	View Fair
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1930	1962	11/26/2014	sgibson	1.000000	65240	00000	00000	0.652400	1.100000	1.400000

Base Cost Value:	\$62,301
Inventory Adjustment Total:	\$8,628
Adjusted Base Cost:	\$109,230
DRC:	\$71,262
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas		0		0
Heating & Cooling	Forced Air	1	750	2,978	2,978
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Interior - Accessory	Security System	1	0	300	300
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	600	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	600	0	210
Windows	Wood	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400

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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	300	300	0.00	0.00	16,395.00	16,395.00
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			600	600	0.00	0.00	45,906.00	45,906.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	480.00	\$18,162	\$168	\$28,228	\$15,593

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	168	168.00

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.40	1.00	0.65	100	\$4,850	\$0	\$7,469	\$4,873

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	W Deck w/Light Cover	1.00	1.40	1.00	0.65	110	\$3,355	\$0	\$4,697	\$3,064

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	0.65	10	\$136	\$0	\$190	\$124

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	0.65	73	\$1,752	\$0	\$2,453	\$1,600

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Generator/Electrical	1.10	1.40	1.00	0.65	1	\$0	\$0	\$0	\$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	Drive Concrete	1.00	1.40	1.00	0.65	576	\$2,592	\$0	\$3,629	\$2,367

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
132	\$71,262	\$0	\$15,593	\$12,029	\$98,884	Residential	HS	\$303,985

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
60671		6067		\$295,890	2.99	\$510,121	1.68
				\$295,890			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$510,121	\$281,800	\$791,921	\$137,322	\$122,509	\$259,831	\$3,279.73
2025	\$510,121	\$295,890	\$806,011	\$141,441	\$126,184	\$267,625	\$3,321.10