

# Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
6084	101	4	BC	1008	51030AD07600

Owner(s): **BMC Revocable Trust**

Situs Address: **131 W Van Buren St  
Cannon Beach, OR**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.22	\$306,667	\$191,970	\$498,637

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1946	1946	11/04/2014	mpincombe	1.000000	5802	0000	0000	0.580200	1.000000	1.400000

Base Cost Value:	\$117,916
Inventory Adjustment Total:	\$12,443
Adjusted Base Cost:	\$182,502
DRC:	\$105,888
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	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,350	5	6,075
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Accessory	Miscellaneous	0	0		0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,023	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,350	0	338
Windows	Vinyl	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Plumbing	Toilet	1	0	300	300
Plumbing	Lavatory	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950

### 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	1	0	0	0	0	0	0	673	0	0	673	18,997.46	0.00	0.00	18,997.46
First Floor	1	1	0	0	2	1.0	0	1	0	0	1			1,350	1,350	0.00	0.00	98,918.50	98,918.50

## Residence Valuation

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### Other Improvements

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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 Gab.R.	1.00	1.40	1.00	0.58	18	\$873	\$0	\$1,222	\$709

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	0.58	30	\$1,356	\$0	\$1,898	\$1,101

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## Residence Valuation

**Improvement: 2**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1946	1966	12/14/2005	cmccleary	1.000000	68020	00000	00000	0.680200	1.100000	1.400000

Base Cost Value:	\$37,750
Inventory Adjustment Total:	\$4,021
Adjusted Base Cost:	\$64,327
DRC:	\$43,755
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	391	0	0
Foundation	Concrete	0	0		0
Heating & Cooling	Hot Water Baseboard	0	396	5	1,782
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	396	0	139
Windows	Vinyl	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Lavatory	1	0	250	250
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
First Floor						1.0			1					396	396	0.00	0.00	37,750.08	37,750.08

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.680200	522.00	\$20,648	\$533	\$32,618	\$22,187

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Hip	0	0	0	0

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.680200	522.00	\$20,648	\$533	\$32,618	\$22,187

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	522	0.35	182.70
Garage Component	Garage Door Opener	1	0	350	350.00

### 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	Paving Stone/Simple	1.00	1.40	1.00	0.68	640	\$5,120	\$0	\$7,168	\$4,876

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
142	\$105,888	\$0	\$0	\$1,811	\$107,698	Residential	HS	<u>\$498,637</u>
130	\$43,755	\$0	\$22,187	\$4,876	\$70,818			
<b>Totals:</b>	<u>\$149,643</u>	<u>\$0</u>	<u>\$22,187</u>	<u>\$6,686</u>	<u>\$178,516</u>			

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531571		6084		\$201,817	2.85	<u><b>\$804,585</b></u>	<u><b>1.68</b></u>
60841		6084		\$306,919	2.85		
				<u><b>\$508,736</b></u>	<u><b>2.85</b></u>		

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$804,584	\$502,566	\$1,307,150	\$531,214	\$167,103	\$698,317	\$8,203.11
2024	\$836,768	\$508,736	\$1,345,504	\$547,150	\$172,116	\$719,266	\$9,079.00