

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.

| | | | | | |
|-------------------|-----------------------|-----------|-----------|-----------------|------------------|
| <u>Account ID</u> | <u>Property Class</u> | <u>MA</u> | <u>NH</u> | <u>Tax Code</u> | <u>TaxMapKey</u> |
| 6175 | 101 | 4 | B | 1008 | 51030DA00403 |

Owner(s): **Sunset 164 LLC**

Situs Address: **168 Sunset Blvd
Cannon Beach,**

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.05 | \$83,333 | \$34,985 | \$118,318 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| On-Site Improvement | Landscape-Fair |
| On-Site Utilities | Public Water |
| Off-Site Improvement | Asphalt-Concrete Street |
| Off-Site Improvement | Public Access |
| Site Adjustments | Top-Med/Light |
| Rural | Homesite-Average |
| Site Adjustments | Med/Light Traffic |
| On-Site Utilities | Electricity |
| Neighborhood | Urban |
| 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 % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 130 | 1950 | 1950 | 12/08/2014 | mpincombe | 1.000000 | 59930 | 00000 | 00000 | 0.599300 | 1.100000 | 1.300000 |

| | |
|-----------------------------|----------|
| Base Cost Value: | \$39,189 |
| Inventory Adjustment Total: | \$5,131 |
| Adjusted Base Cost: | \$63,378 |
| DRC: | \$37,983 |
| 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 | Electricity | 0 | 0 | | 0 |
| Heating & Cooling | Baseboard & Wall or Cable | 0 | 0 | | 0 |
| Heating Accessory | Gas Stove w/flue | 1 | 0 | 2,270 | 2,270 |
| Interior - Ceiling | Standard | 0 | 0 | | 0 |
| Interior - Electric | 220 Volt | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 432 | 0 | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 432 | 0 | 151 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Interior - Cabinetry | Soft Wood | 0 | 0 | | 0 |
| Interior - Cabinetry | Metal | 0 | 0 | | 0 |
| Interior - Wall | Panel | 0 | 0 | | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Hood Fan | 1 | 0 | 180 | 180 |
| Built-in Appliances | Disposal | 1 | 0 | 130 | 130 |
| Plumbing | Toilet | 0 | 0 | | 0 |
| Plumbing | Kitchen Sink | 0 | 0 | | 0 |
| Plumbing | Water Heater (Std) | 1 | 0 | 350 | 350 |
| Plumbing | Lavatory | 0 | 0 | | 0 |
| Plumbing | Shower Stall - Tile | 1 | 0 | 2,050 | 2,050 |

Residence Valuation

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 | | | 432 | 432 | 0.00 | 0.00 | 39,189.36 | 39,189.36 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|---------|
| 2 | Attached | Unfinished | 1.000000 | 0.499300 | 234.00 | \$8,441 | \$82 | \$12,187 | \$6,085 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|------------------|----------|------|-----------|-----------|
| Exterior Wall | Double | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Roofing Material | Composition Arch | 0 | 0 | 81.9 | 81.90 |
| Roof Type | Shed | 0 | 0 | 0 | 0 |
| Interior - Floor | Gravel/Dirt | 0 | 0 | 0 | 0 |
| Ext Wall Material | Wood/Shake | 0 | 0 | 0 | 0 |

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 | Enclosed Por. 1/2 | 1.10 | 1.30 | 1.00 | 0.60 | 24 | \$719 | \$0 | \$1,028 | \$616 |

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 | 1.30 | 1.00 | 0.60 | 100 | \$1,700 | \$0 | \$2,210 | \$1,324 |

| 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 | 1.30 | 1.00 | 0.60 | 24 | \$576 | \$0 | \$749 | \$449 |

| 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 Brick/Sand | 1.00 | 1.30 | 1.00 | 0.60 | 168 | \$1,680 | \$0 | \$2,184 | \$1,309 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|---------|-----------------------|----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 130 | \$37,983 | \$0 | \$6,085 | \$3,698 | \$47,766 | Residential | HS | <u>\$118,318</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 61751 | | 6175 | | \$159,580 | 3.34 | <u>\$184,756</u> | <u>1.62</u> |
| | | | | <u>\$159,580</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|----------|-----------|------------|
| 2023 | \$184,755 | \$157,736 | \$342,491 | \$75,871 | \$31,479 | \$107,350 | \$1,261.01 |
| 2024 | \$192,146 | \$159,580 | \$351,726 | \$78,147 | \$32,423 | \$110,570 | \$1,395.69 |