

# 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>
<b>6200</b>	<b>101</b>	<b>4</b>	<b>C4</b>	<b>1008</b>	<b>51030DA03601</b>

Owner(s): **Clark Brittney M**

Situs Address: **1348 Pacific Dr  
Cannon Beach, OR**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.13	\$865,000	\$21,795	\$886,795

### Land Components

Category	Description
On-Site Utilities	Telephone
Water Front	Oceanfront
On-Site Utilities	Public Water
Site Adjustments	View-Good
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
Site Adjustments	Top-Med/Light
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1999	1999	10/21/2014	sgibson	1.000000	86330	00000	00000	0.863300	1.000000	1.600000

Base Cost Value:	\$167,626
Inventory Adjustment Total:	\$12,791
Adjusted Base Cost:	\$288,666
DRC:	\$249,206
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	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	1,838	2	3,860
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,164	0	291
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

## 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	1	0	1	1.0	0	1	0	0	1			1,164	1,164	0.00	0.00	89,255.80	89,255.80
Second Floor	0	0	0	1	3	1.0	0	0	0	0	0			1,256	1,256	0.00	0.00	64,543.36	64,543.36

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.863300	520.00	\$26,429	\$530	\$43,134	\$37,237

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	130	130.00
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Hip	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Bevel	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
All - R	Other Improvements	Wood Deck Composite	1.00	1.60	1.00	0.86	110	\$3,080	\$0	\$4,928	\$4,254

## Residence Valuation

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### 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	Drive Concrete	1.00	1.60	1.00	0.86	520	\$2,340	\$0	\$3,744	\$3,232

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	1.60	1.00	0.86	72	\$3,492	\$0	\$5,587	\$4,823

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.60	1.00	0.86	1	\$2,500	\$0	\$4,000	\$3,453

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	1.60	1.00	0.86	65	\$1,235	\$0	\$1,976	\$1,706

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### 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	\$249,206	\$0	\$37,237	\$17,469	\$303,912	Residential	HS	<u>\$886,795</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
62001		6200		\$712,820	2.35	<u>\$2,166,627</u>	<u>2.35</u>
				<u>\$712,820</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,166,625	\$747,509	\$2,914,134	\$664,537	\$560,476	\$1,225,013	\$14,390.22
2024	\$2,079,961	\$712,820	\$2,792,781	\$684,473	\$577,290	\$1,261,763	\$15,926.74