

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>
6269	101	4	B	1008	51030DA08600

Owner(s): **McCarthy Nancy Ann Trust**
McCarthy Nancy Ann

Situs Address: **155 Hills Ln**
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	\$145,000	\$34,985	\$179,985

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2006	2006	01/07/2015	llindberg	1.000000	90310	00000	00000	0.903100	1.000000	1.250000

Base Cost Value:	\$97,880
Inventory Adjustment Total:	\$11,254
Adjusted Base Cost:	\$136,417
DRC:	\$123,198
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	1,330	0	0
Foundation	Concrete	0	1,330	0	0
Heating & Cooling	Forced Air	0	1,330	3	3,471
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,330	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	1,330	0	333
Windows	Vinyl	0	0	0	0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Lavatory	2	0	350	700

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			3	2.0		1						1,330	1,330	0.00	0.00	97,879.50	97,879.50

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	446.00	\$23,670	\$512	\$30,227	\$27,298

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	446	0.25	111.50

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	Cov.Porch/Slab/Gab.R.	1.00	1.25	1.00	0.90	104	\$4,150	\$0	\$5,187	\$2,342

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.25	1.00	0.90	622	\$1,866	\$0	\$2,333	\$2,106

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	Cov.Porch/Slab/Gab.R.	1.00	1.25	1.00	0.90	45	\$1,796	\$0	\$2,244	\$2,027

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
140	\$123,198	\$0	\$27,298	\$6,476	\$156,971	Residential	HS	<u>\$179,985</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529397		6269		\$524,424	3.34	<u>\$281,050</u>	<u>1.62</u>
				<u>\$524,424</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$281,050	\$517,387	\$798,437	\$121,675	\$198,553	\$320,228	\$3,761.75
2024	\$292,292	\$524,424	\$816,716	\$125,325	\$204,509	\$329,834	\$4,163.37

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200512703	10/13/2005	\$200,000	33	Yes	Primary	6269	51030DA08600
					Additional	33166	
