

# 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>6366</b>	<b>101</b>	<b>4</b>	<b>C4</b>	<b>1008</b>	<b>51030DD08800</b>

Owner(s): **Kaleta Robert J**

Situs Address: **1920 Pacific St  
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	0.19	\$868,000	\$158,701	\$1,026,701

### Land Components

Category	Description
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
Neighborhood	Urban
Water Front	Oceanfront
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
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 %
156	2023	2023	02/14/2024	cbrown	0.270000	99310	00000	00000	0.993100	1.000000	1.600000

Base Cost Value:	\$237,501
Inventory Adjustment Total:	\$191
Adjusted Base Cost:	\$380,307
DRC:	\$101,974
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,270	0	191
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	0	0		0
Built-in Appliances	Hood Fan	0	0		0
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Kitchen Sink	0	0		0
Plumbing	Toilet	0	0		0
Plumbing	Lavatory	0	0		0
Plumbing	Shower Stall - Tile	0	0		0
Plumbing	Garden Tub	0	0		0

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor				1	1	1.0		1	1					1,270	1,270	0.00	0.00	131,034.00	131,034.00
Second Floor	1	1	1		2	2.0								1,799	1,799	0.00	0.00	106,467.27	106,467.27

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	0.250000	0.993100	432.00	\$30,704	\$65	\$49,229	\$12,222

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Composition Arch	0	432	0.15	64.80
Garage Component	Garage Door Opener	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
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	0.00	0.99	42	\$2,037	\$0	\$3,259	\$0

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Treated	1.00	1.60	0.00	0.99	138	\$2,346	\$0	\$3,754	\$0

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$101,974	\$0	\$12,222	\$0	\$114,197	Residential	HS	<u>\$1,026,701</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
539229		6366		\$267,846	2.35	<u>\$2,508,446</u>	<u>2.35</u>
				<u>\$267,846</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,508,446	\$0	\$2,508,446	\$926,307	\$0	\$926,307	\$10,881.31
2024	\$2,408,108	\$267,846	\$2,675,954	\$954,096	\$121,333	\$1,075,429	\$13,574.71