

# 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>6440</b>	<b>101</b>	<b>4</b>	<b>C4</b>	<b>1008</b>	<b>51031AA00500</b>

Owner(s): **Haystack Rock LLC**

Situs Address: **1981 Pacific Ave  
Cannon Beach,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.88	\$1,341,478	\$111,758	\$1,453,236
	Residential	HS	FF Ocean		\$0	\$23,985	\$23,985

### Land Components

Category	Description
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
On-Site Utilities	Public Water
Rural	Homesite-Average
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Gas
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
Water Front	Oceanfront
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 %
153	1994	1994	11/07/2014	llindberg	1.000000	83470	00000	00000	0.834700	1.000000	1.600000

Base Cost Value:	\$250,702
Inventory Adjustment Total:	\$25,026
Adjusted Base Cost:	\$441,165
DRC:	\$368,241
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Log	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	1	2,677	7,629	7,629
Interior - Accessory	Security Sys. 8 Zones	1	0	300	300
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,677	0	0
Interior - Wall	Log	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,503	1	977
Windows	Wood	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Heating Accessory	2 Story Chimney	1	0	1,120	1,120
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Kitchen Sink	1	0	600	600

# Residence Valuation

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - W/O Shower	1	0	900	900

## 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	4	2.0	0	0	0	0	0	0	0	1,174	1,174	0.00	0.00	67,246.44	67,246.44
Basement	0	0	0	0	0	0	0	0	1	0	0	1,503	0	0	1,503	63,042.89	0.00	0.00	63,042.89
First Floor	1	1	1	0	0	0	1	1	1	0	0			1,503	1,503	0.00	0.00	145,177.10	145,177.10

## 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/Slab/Gab.R.	1.00	1.60	1.00	0.83	70	\$2,793	\$0	\$4,469	\$3,730

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 Flagstone/Conc.	1.00	1.60	1.00	0.83	318	\$7,155	\$0	\$11,448	\$9,556

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	1.00	1.60	1.00	0.83	576	\$2,592	\$0	\$4,147	\$3,462

## Residence Valuation

### 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	1.00	0.83	436	\$21,146	\$0	\$33,834	\$28,241

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	1.00	0.83	72	\$3,492	\$0	\$5,587	\$4,664

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV	
153	\$368,241	\$0	\$0	\$49,652	\$417,893	Residential	HS	\$1,453,236	
						Residential	HS	\$23,985	
							Total:	<u>\$1,477,221</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
64401		6440		\$980,160	2.35	<u>\$3,609,160</u>	<u>2.35</u>
				<u>\$980,160</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$3,609,160	\$1,028,094	\$4,637,254	\$1,659,347	\$809,704	\$2,469,051	\$29,003.95
2024	\$3,464,793	\$980,160	\$4,444,953	\$1,709,127	\$833,995	\$2,543,122	\$32,100.81

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200807230	07/18/2008	\$1,625,737	07	Yes	Primary	6440	51031AA00500
					Additional	6439	51031AA00400
					Additional	6525	51031AA07700
					Additional	6526	51031AA07800
					Additional	57369	51030DD08900
					Additional	6389	51030DD04500
					Additional	6439	51031AA00400
					Additional	6525	51031AA07700
					Additional	6526	51031AA07800
					Additional	57369	51030DD08900
Additional	6389	51030DD04500					