

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6583	101	4	C4	1008	51031AD04800

Owner(s):	Stephens Russell/Aldoren Trs	Situs Address:	215 W Chisana St
	Stephens Russell/Aldoren Trust		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	0.15	\$870,000	(\$6,115)	\$863,885

Land Components

Category	Description
On-Site Utilities	Public Water
Rural	Homesite-Average
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Gas
Water Front	Oceanfront
Site Adjustments	Top-Med/Light
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 %
134	1947	1985	09/23/2014	mpincombe	1.000000	78490	00000	00000	0.784900	1.100000	1.000000

Base Cost Value:	\$69,299
Inventory Adjustment Total:	\$10,104
Adjusted Base Cost:	\$87,343
DRC:	\$68,555
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	1,100	2,860	2,860
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,100	0	0
Interior - Wall	Panel	0	0		0
Roofing Material	Composition Arch	0	640	0	224
Windows	Vinyl	0	0		0
Foundation	Pier	0	248	0	0
Foundation	Concrete	0	372	0	0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Roof Type	Shed	0	0		0
Roof Type	Gable	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500

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	2	1.0	0	0	0	0	0			640	640	0.00	0.00	47,505.20	47,505.20
Half Story	0	0	0	0	2	1.0	0	0	0	0	0			366	366	0.00	0.00	18,317.96	18,317.96

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.684900	400.00	\$16,909	\$140	\$18,754	\$12,845

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	140	140.00
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roof Type	Gable	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. 3/4	1.10	1.00	1.00	0.78	42	\$2,016	\$0	\$2,218	\$1,741

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 Composite	1.00	1.00	1.00	0.78	236	\$6,608	\$0	\$6,608	\$5,187

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 Picket	1.00	1.00	1.00	0.78	42	\$840	\$0	\$840	\$659

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.78	16	\$218	\$0	\$218	\$171

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.00	1.00	0.78	16	\$776	\$0	\$854	\$670

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.00	1.00	0.78	12	\$582	\$0	\$640	\$502

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
134	\$68,555	\$0	\$12,845	\$8,930	\$90,330	Residential	HS	<u>\$863,885</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
65831		6583		\$211,866	2.35	<u>\$2,110,653</u>	<u>2.35</u>
				<u>\$211,866</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,110,653	\$222,072	\$2,332,725	\$686,490	\$202,729	\$889,219	\$10,445.65
2024	\$2,026,226	\$211,866	\$2,238,092	\$707,084	\$208,810	\$915,894	\$11,560.96