

# 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>6586</b>	<b>101</b>	<b>4</b>	<b>C4</b>	<b>1008</b>	<b>51031AD05000</b>

Owner(s): **Inspec Properties Llc**

Situs Address: **2988 Pacific St  
Cannon Beach, OR**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	0.14	\$870,000	\$4,325	\$874,325

### Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Sewer
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Water
Water Front	Oceanfront
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Average

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1941	1962	09/25/2014	mpincombe	1.000000	65690	00000	00000	0.656900	1.000000	1.600000

Base Cost Value:	\$168,095
Inventory Adjustment Total:	\$20,301
Adjusted Base Cost:	\$301,434
DRC:	\$198,012
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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	2,208	2	3,864
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,649	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,788	0	447
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	2	0	480	960
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Vinyl	0	0		0
Windows	Metal	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Toilet	4	0	300	1,200
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bar Sink	1	0	300	300
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Door	3	0	0	0

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

### 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	0	1	3	3.0	0	1	1	0	1			1,788	1,788	0.00	0.00	121,672.60	121,672.60
Second Floor	1	1	0	0	1	1.0	0	0	0	0	0			840	840	0.00	0.00	46,422.40	46,422.40

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.556900	300.00	\$13,435	\$105	\$23,830	\$13,271

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Roofing Material	Composition Arch	0	0	105	105.00
Roof Type	Flat	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Pier		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 Treated	1.00	1.60	1.00	0.66	389	\$6,613	\$0	\$10,581	\$6,951

## 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 Treated	1.00	1.60	1.00	0.66	189	\$3,213	\$0	\$5,141	\$3,377

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 Treated	1.00	1.60	1.00	0.66	213	\$3,621	\$0	\$5,794	\$3,806

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/Sand	1.00	1.60	1.00	0.66	130	\$1,300	\$0	\$2,080	\$1,366

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 Decorative	1.00	1.60	1.00	0.66	72	\$1,123	\$0	\$1,797	\$1,181

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 Stairs/Landing	1.00	1.60	1.00	0.66	63	\$1,134	\$0	\$1,814	\$1,192

### 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	\$198,012	\$0	\$13,271	\$17,872	\$229,155	Residential	HS	<u>\$874,325</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
65861		6586		\$537,478	2.35	<u>\$2,136,160</u>	<u>2.35</u>
				<u>\$537,478</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,136,159	\$563,835	\$2,699,994	\$687,654	\$483,775	\$1,171,429	\$13,760.78
2024	\$2,050,713	\$537,478	\$2,588,191	\$708,283	\$498,288	\$1,206,571	\$15,230.07