

# 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>
6617	101	4	C	1008	51031AD08200

Owner(s): **CB3 232 LLC** Situs Address: **232 W Nebesna 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	Acre	0.15	\$255,000	\$94,985	\$349,985

### Land Components

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

# Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	132	1936	1962	09/23/2014	sgibson	1.000000	6524	0000	0000	0.652400	1.100000	1.100000
Base Cost Value:		\$54,275										
Inventory Adjustment Total:		\$8,119										
Adjusted Base Cost:		\$75,497										
DRC:		\$49,254										
Adjudicated Value:												

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Heat & Cool Fuel	Electricity	0	0	0	0
Heating & Cooling	Baseboard & Wall or Cable	0	796	2	1,751
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0	0	0
Interior - Ceiling	Standard	0	0	0	0
Interior - Electric	220 Volt	0	0	0	0
Interior - Floor	Wood Subfloor	0	0	0	0
Interior - Wall	Wood	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	652	0	228
Foundation	Concrete	0	0	0	0
Foundation	Masonry	0	0	0	0
Windows	Metal	0	0	0	0
Windows	Wood	0	0	0	0
Windows	Vinyl	0	0	0	0
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Bath Tub - Shower	1	0	750	750

## 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
Attic	0	0	0	0	0	1.0	0	0	0	0	0	0	144	144	0.00	0.00	11,279.76	11,279.76
First Floor	1	1	0	0	1	1.0	0	1	0	0	0		652	652	0.00	0.00	47,984.96	47,984.96

## 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	1.10	1.00	0.65	320	\$5,440	\$0	\$5,984	\$3,904

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	1.10	1.00	0.65	42	\$2,016	\$0	\$2,439	\$1,591

# 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	Garden Shed Conv.	1.00	1.10	1.00	0.65	263	\$6,674	\$0	\$7,341	\$4,789

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	1.10	1.00	0.65	84	\$378	\$0	\$416	\$271

## RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Land		
		Carport	Garage	Other Improvements	Program Type		Land Class	RMV before index	
132	\$49,254	\$0	\$0	\$10,556	Residential	\$59,810	HS	\$349,985	

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
66171		6617		\$198,049	3.31	\$520,747	1.49
				\$198,049			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$520,746	\$188,618	\$709,364	\$196,899	\$137,821	\$334,720	\$4,225.01
2025	\$520,747	\$198,049	\$718,796	\$202,805	\$141,955	\$344,760	\$4,278.29