

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
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	1.10000	1.10000
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
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Electricity	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
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	652	0	228
Foundation	Concrete	0	0		0
Foundation	Masonry	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	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	Total
Attic	0	0	0	0	0	1.0	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	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
132	\$49,254	\$0	\$0	\$10,556	\$59,810	Residential	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