

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>
6656	101	4	C4	1008	51031DA02200

Owner(s): **S4 Investments LLC**

Situs Address: **3188 Pacific 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	FF Ocean	0.24	\$1,115,400	(\$12,073)	\$1,103,327

Land Components

Category	Description
On-Site Utilities	Public Water
Water Front	Oceanfront
On-Site Utilities	Public Sewer
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Urban
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
Rural	Homesite-Average
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
166	2020	2020	10/25/2021	norlaineta	1.000000	97830	00000	00000	0.978300	1.000000	1.600000

Base Cost Value:	\$411,724
Inventory Adjustment Total:	\$51,568
Adjusted Base Cost:	\$741,266
DRC:	\$725,181
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	3,340	2	7,448
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	3,000	3,000
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,473	-2	-5,441
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	800	800
Built-in Appliances	Dishwasher	1	0	890	890
Built-in Appliances	Oven/Double	1	0	2,050	2,050
Built-in Appliances	Microwave	1	0	800	800
Built-in Appliances	Built-in Refrigerator	1	0	5,720	5,720
Plumbing	Laundry Tub	3	0	1,100	3,300
Plumbing	Shower Stall - Tile	4	0	3,600	14,400
Plumbing	Garden Tub	1	0	3,100	3,100
Plumbing	Toilet	6	0	800	4,800
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Lavatory	6	0	1,500	9,000
Plumbing	Water Heater (Std)	1	0	500	500

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	1		1	1.0	2		1		1			2,473	2,473	0.00	0.00	343,909.10	343,909.10
Second Floor					3	3.0		1	1					1,735	1,735	0.00	0.00	148,171.60	148,171.60

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete		Size	Base Cost	Inventory		Adjusted Base Cost	DRC
			%	%			Adjust Total			
6	Attached	Finished	1.000000	0.978300	486.00	\$37,785	(\$569)	\$59,546	\$58,254	

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0	0	0
Garage Component	Garage Door Opener	1	0	500	500.00
Roofing Material	Composition Arch	0	486	-2.2	-1069.20

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.98	160	\$7,760	\$0	\$12,416	\$12,147

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Drive Concrete	1.00	1.60	1.00	0.98	368	\$1,656	\$0	\$2,650	\$2,592

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.98	68	\$3,298	\$0	\$5,277	\$5,162

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Patio Agg, Conc,	1.00	1.60	1.00	0.98	681	\$4,427	\$0	\$7,082	\$6,929

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.60	1.00	0.98	0	\$0	\$0	\$0	\$0

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.60	1.00	0.98	177	\$3,540	\$0	\$5,664	\$5,541

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.60	1.00	0.98	31	\$589	\$0	\$942	\$922

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
166	\$725,181	\$0	\$58,254	\$33,293	\$816,727	Residential	HS	<u>\$1,103,327</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538303		6656		\$1,915,619	2.35	<u>\$2,695,659</u>	<u>2.35</u>
				<u>\$1,915,619</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,695,659	\$2,030,864	\$4,726,523	\$1,413,030	\$744,369	\$2,157,399	\$25,343.00
2024	\$2,587,832	\$1,915,619	\$4,503,451	\$1,455,420	\$766,700	\$2,222,120	\$28,048.93