

# 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>
6673	201	4	U	1008	51031DA03200

Owner(s):	<b>Menke Jason</b>	Situs Address:	<b>3116 S Hemlock St #201</b>
	<b>Menke Elizabeth</b>		<b>Cannon Beach,</b>

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.12	\$156,810	\$13,236	\$170,046

### Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Public Sewer

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	432	1940	1053	2	Single-Family Residence	D	Good

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1053	Average	1	1	135	1	No	202401	190289.00

### Occupancy

Use Code: 351      Name: Single-Family Residence      Height: 8      Rank: 30      Use as % of Total: 100      Class: D

### Components

Use Code: 602      System: HVAC (Heating)      Description: Electric Wall  
 SQFT: 1053      Rank: 10      %: 0      Depreciation: 0      Other: 1.00  
 Use Code: 681      System: Sprinklers      Description: Sprinklers  
 SQFT: 1053      Rank: 30      %: 0      Depreciation: 0      Other: 0

### Additions

Use Code: 631      Description: Dishwasher      LM: True      Units: 1      Base Date: 202208      Cost: 705.0  
 Use Code: 631      Description: Exhaust Fan      LM: True      Units: 1      Base Date: 202208      Cost: 620.0  
 Use Code: 631      Description: Fireplace      LM: True      Units: 1      Base Date: 202208      Cost: 5450.

### Basement

#### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 460      Unit Cost: 6.0000000      Base Cost: 2760  
 LCM: 1.06000      CMM: 1.10000      Replacement Cost: 3218.16      %Good: 80.00      Complete %: 100.0      DRC: 2574.53      Publication Date: 1  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 910      Unit Cost: 4.2500000      Base Cost: 3860  
 LCM: 1.06000      CMM: 1.10000      Replacement Cost: 4509.51      %Good: 80.00      Complete %: 100.0      DRC: 3607.60      Publication Date: 1

## Commercial Valuation

Description: Deck	Section: 66	Page: 2	Quantity: 98	Unit Cost: 23.7500000	Base Cost: 2327.50
LCM: 1.04000 CMM: 1.06000 Replacement Cost: 2565.84		%Good: 80.00	Complete %: 100.0	DRC: 2052.67	Publication Date: 1/1/2024
Description: Deck w/Roof	Section: 66	Page: 2	Quantity: 270	Unit Cost: 41.7500000	Base Cost: 11272.50
LCM: 1.04000 CMM: 1.06000 Replacement Cost: 12426.80		%Good: 80.00	Complete %: 100.0	DRC: 9941.44	Publication Date: 1/1/2024
Description: Decking	Section: 66	Page: 2	Quantity: 245	Unit Cost: 31.7500000	Base Cost: 7778.75
LCM: 1.04000 CMM: 1.05000 Replacement Cost: 8494.40		%Good: 80.00	Complete %: 100.0	DRC: 6795.52	Publication Date: 1/1/2024

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2015	432	1940	1508	2	Restaurant	D	Good Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1508	Average	1	1	181	12	No	202401	297358.00

#### Occupancy

Use Code: 350      Name: Restaurant      Height: 8      Rank: 25      Use as % of Total: 100      Class: D

#### Components

Use Code: 616	System: HVAC (Heating)	Description: Ind Thu-Wall Heat Pump
SQFT: 1508	Rank: 20      %: -1	Depreciation: 0      Other: 1.00
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage
SQFT: 312	Rank: 20      %: -1	Depreciation: 0      Other: 0
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 1508	Rank: 25      %: 0	Depreciation: 0      Other: 0

#### Additions

Use Code: 631	Description: (2) 12' Counter	LM: True	Units: 24	Base Date: 202203	Cost: 192.0
Use Code: 631	Description: 6' Hood Vent	LM: True	Units: 6	Base Date: 202003	Cost: 840.0
Use Code: 631	Description: Loading dock	LM: True	Units: 1	Base Date: 202203	Cost: 1060.

#### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 460      Unit Cost: 6.0000000      Base Cost: 2760  
 LCM: 1.06000      CMM: 1.10000      Replacement Cost: 3218.16      %Good: 80.00      Complete %: 100.0      DRC: 2574.53      Publication Date: 1

## Commercial Valuation

Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 910	Unit Cost: 4.2500000	Base Cost: 3867.75
LCM: 1.06000 CMM: 1.10000 Replacement Cost: 4509.51		%Good: 80.00 Complete %: 100.0	DRC: 3607.60	Publication Date: 10/10/2024	
Description: Deck	Section: 66	Page: 2	Quantity: 98	Unit Cost: 23.7500000	Base Cost: 2327.50
LCM: 1.04000 CMM: 1.06000 Replacement Cost: 2565.84		%Good: 80.00 Complete %: 100.0	DRC: 2052.67	Publication Date: 10/10/2024	
Description: Deck w/Roof	Section: 66	Page: 2	Quantity: 270	Unit Cost: 41.7500000	Base Cost: 11272.50
LCM: 1.04000 CMM: 1.06000 Replacement Cost: 12426.80		%Good: 80.00 Complete %: 100.0	DRC: 9941.44	Publication Date: 10/10/2024	
Description: Decking	Section: 66	Page: 2	Quantity: 245	Unit Cost: 31.7500000	Base Cost: 7778.75
LCM: 1.04000 CMM: 1.05000 Replacement Cost: 8494.40		%Good: 80.00 Complete %: 100.0	DRC: 6795.52	Publication Date: 10/10/2024	

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**Value for this Estimate:** \$561,385

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
432	\$59,262	\$0	\$0	\$1,002	\$60,264	Commercial	Commercial Use	<u>\$170,046</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	\$561,385
					<u>\$561,385</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
66731		6673		\$771,884	1.37	<u>\$207,141</u>	<u>1.22</u>
				<u>\$771,884</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$207,141	\$232,957	\$440,098	\$203,041	\$145,997	\$349,038	\$4,100.13
2024	\$207,141	\$771,884	\$979,025	\$209,132	\$466,229	\$675,361	\$8,524.82