

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6779	101	4	C	1008	51031DD00800

Owner(s): **Petersen Jim & Patti Rev Trust**  
**Goffard Revocable Trust**  
**Goffard Cora Edward et all Trustees**

Situs Address: **3579 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	Acre	0.11	\$235,000	\$64,985	\$299,985

### Land Components

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

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1970	1970	09/22/2014	cmcclarey	1.000000	71190	00000	00000	0.711900	1.100000	1.100000

Base Cost Value:	\$41,268
Inventory Adjustment Total:	\$4,600
Adjusted Base Cost:	\$55,501
DRC:	\$39,511
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	484	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	484	0	0
Ext Wall Material	Vertical	0	0		0
Ext Wall Material	T1-11	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250

## 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	0	2	1.0	0	0	0	0	0	484	484	0.00	0.00	41,268.32	41,268.32		

## Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.711900	180.00	\$4,135.20	(\$360.00)	\$4,567.99	\$3,251.95

## Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Pier	0	0	0	0
Interior - Floor	Gravel/Dirt	0	180	-2	-360.00
Roof Type	Shed	0	0	0	0
Roofing Material	Built-Up	0	180	0	0

# 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 Fir	1.00	1.10	1.00	0.71	108	\$1,404	\$0	\$1,544	\$1,099

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
130	\$39,511	\$3,252	\$0	\$1,099	\$43,862	Residential	HS	<u>\$299,985</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
67791		6779		\$138,381	3.15	<u>\$373,203</u>	<u>1.24</u>
				<u>\$138,381</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$234,718	\$107,254	\$341,972	\$226,295	\$80,428	\$306,723	\$3,558.18
2022	\$373,203	\$138,381	\$511,584	\$233,083	\$82,840	\$315,923	\$3,723.09