

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6793	101	4	C4	1008	51031DD01600
Owner(s):	Sommer Ann Butcher McLain Susan Butcher Postlewait Merrie E		Situs Address: 3543 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	0.12	\$635,000	\$4,110	\$639,110

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2016	2016	09/18/2014	cmccleary	1.000000	95260	00000	00000	0.952600	1.000000	1.600000

Base Cost Value:	\$103,284
Inventory Adjustment Total:	\$9,548
Adjusted Base Cost:	\$180,532
DRC:	\$171,974
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	615	0	0
Heating & Cooling	Baseboard & Wall or Cable	0	1,230	2	2,214
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	546	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	615	0	154
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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									1				136		136	0.00	11,685.20	0.00	11,685.20
First Floor	0	0	0	0	3	1.0	0	0	0	0	0			615	615	0.00	0.00	60,735.25	60,735.25
Second Floor	1	1				1.0								615	615	0.00	0.00	36,621.40	36,621.40

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.60	1.00	0.95	32	\$1,277	\$0	\$2,043	\$1,946

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	1.60	1.00	0.95	33	\$561	\$0	\$898	\$855

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.60	1.00	0.95	33	\$1,601	\$0	\$2,561	\$2,439

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	1.60	1.00	0.95	64	\$1,088	\$0	\$1,741	\$1,658

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	1.60	1.00	0.95	192	\$3,264	\$0	\$5,222	\$4,975

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
146	\$171,974	\$0	\$0	\$11,874	\$183,848	Residential	HS	\$639,110

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
67931		6793		\$392,403	2.13	\$1,499,021	2.13
				\$392,403			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$1,499,020	\$433,566	\$1,932,586	\$432,799	\$244,841	\$677,640	\$8,553.57
2025	\$1,364,109	\$392,403	\$1,756,512	\$445,782	\$252,186	\$697,968	\$8,661.42