

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>
6797	101	4	C4	1008	51031DD02000

Owner(s):	Situs Address:
Nowbar Hossein	258 W Umpqua St
Nomura Lori	Cannon Beach, OR
Nowbar Nomura Revocable Living Trust	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.08	\$861,000	(\$23,065)	\$837,935

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
157	1999	1999	09/22/2014	cmccleary	1.000000	86330	00000	00000	0.863300	1.000000	1.600000

Base Cost Value:	\$270,777
Inventory Adjustment Total:	\$22,881
Adjusted Base Cost:	\$469,853
DRC:	\$405,624
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	1	1,804	4,059	4,059
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,906	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,144	0	172
Windows	Vinyl	0	0		0
Foundation	Concrete	0	0		0
Foundation	Pier	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,120	1,120
Heating Accessory	Stacked Fireplace	1	0	7,900	7,900
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Full Bath	1	0	2,350	2,350
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Toilet	2	0	450	900
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Door	2	0	0	0

Residence Valuation

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic									1					230	230	0.00	0.00	21,877.80	21,877.80
Basement	0	0	0	0	0	0	0	0	1	0	0	200	0	0	200	21,829.00	0.00	0.00	21,829.00
First Floor	1	1	0	0	0	1.0	0	1	0	0	1			1,123	1,123	0.00	0.00	122,111.10	122,111.10
Second Floor	0	0	0	0	1	1.0	0	0	0	0	0			1,020	1,020	0.00	0.00	66,948.60	66,948.60

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.863300	378.00	\$32,982	\$507	\$53,582	\$46,257

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	56.7	56.70
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0

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	1.60	1.00	0.86	353	\$6,001	\$0	\$9,602	\$8,289

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	Asphalt Drive	1.00	1.60	1.00	0.86	272	\$816	\$0	\$1,306	\$1,127

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.60	1.00	0.86	60	\$1,140	\$0	\$1,824	\$1,575

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Generator/Electrical	1.00	1.60	1.00	0.86		\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
157	\$405,624	\$0	\$46,257	\$10,991	\$462,872	Residential	HS	<u>\$837,935</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
67971		6797		\$1,085,656	2.35	<u>\$2,047,251</u>	<u>2.35</u>
				<u>\$1,085,656</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$2,047,251	\$1,138,490	\$3,185,741	\$603,999	\$632,029	\$1,236,028	\$14,519.63
2024	\$1,965,360	\$1,085,656	\$3,051,016	\$622,118	\$650,989	\$1,273,107	\$16,069.91