

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>
6829	101	4	C	1008	51031DD04002

Owner(s): **Luuloc LLC**

Situs Address: **180 Coos 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	\$94,985	\$329,985

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1950	1988	09/03/2014	sgibson	1.000000	79930	00000	00000	0.799300	1.100000	1.100000

Base Cost Value:	\$35,671
Inventory Adjustment Total:	\$3,514
Adjusted Base Cost:	\$47,414
DRC:	\$37,898
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	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	320	3	864
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	320	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition	0	320	0	0
Windows	Metal	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

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
First Floor	1	1	0	0	1	1.0	0	0	0	0	0			344	344	0.00	0.00	35,671.12	35,671.12

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.10	1.00	0.80	12	\$582	\$0	\$704	\$563

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft/w Lattice	1.00	1.10	1.00	0.80	30	\$750	\$0	\$825	\$659

Residence Valuation

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1950	1997	09/03/2014	sgibson	1.000000	84930	00000	00000	0.849300	1.100000	1.100000

Base Cost Value:	\$30,617
Inventory Adjustment Total:	\$3,548
Adjusted Base Cost:	\$41,340
DRC:	\$35,110
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	288	3	778
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	288	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	288	0	101
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350

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
First Floor	1	1	0	0	1	1.0	0	0	0	0	0	288	288	0.00	0.00	33,432.24	33,432.24		

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 Treated	1.00	1.10	1.00	0.85	40	\$680	\$0	\$748	\$635

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.10	1.00	0.85	12	\$582	\$0	\$704	\$598

Residence Valuation

Improvement: 3

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1950	1997	09/03/2014	sgibson	1.000000	84930	00000	00000	0.849300	1.100000	1.100000

Base Cost Value:	\$30,617
Inventory Adjustment Total:	\$3,548
Adjusted Base Cost:	\$41,340
DRC:	\$35,110
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	288	3	778
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	288	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	288	0	101
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

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
First Floor	1	1	0	0	1	1.0	0	0	0	0	0	288	288	0.00	0.00	33,432.24	33,432.24		

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 Treated	1.00	1.10	1.00	0.85	40	\$680	\$0	\$748	\$635

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.10	1.00	0.85	12	\$582	\$0	\$704	\$598

Residence Valuation

Improvement: 4

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1950	1997	09/03/2014	sgibson	1.000000	84930	00000	00000	0.849300	1.100000	1.100000

Base Cost Value:	\$30,617
Inventory Adjustment Total:	\$3,078
Adjusted Base Cost:	\$40,772
DRC:	\$34,627
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	288	3	778
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	288	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	288	0	101
Windows	Metal	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250

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
First Floor	1	1	0	0	1	1.0	0	0	0	0	0	288	288	0.00	0.00	33,432.24	33,432.24		

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 Treated	1.00	1.10	1.00	0.61	18	\$306	\$0	\$337	\$205

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.10	1.00	0.85	12	\$582	\$0	\$704	\$598

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
130	\$37,898	\$0	\$0	\$1,222	\$39,120	Residential	HS	<u>\$329,985</u>
130	\$35,110	\$0	\$0	\$1,233	\$36,344			
130	\$35,110	\$0	\$0	\$1,233	\$36,344			
130	\$34,627	\$0	\$0	\$803	\$35,431			
Totals:	\$142,746	\$0	\$0	\$4,492	\$147,238			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
68292		6829		\$114,615	3.15	<u>\$472,104</u>	<u>1.49</u>
68293		6829		\$114,615	3.15		
68294		6829		\$111,734	3.15		
68291		6829		\$123,371	3.15		
				<u>\$464,335</u>	<u>3.15</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$472,103	\$425,554	\$897,657	\$240,075	\$130,880	\$370,955	\$4,357.62
2024	\$490,988	\$464,335	\$955,323	\$247,277	\$143,667	\$390,944	\$4,934.73