

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>
7018	101	4	D	1008	51032CC00329

Owner(s): Tollefson David J Tollefson David J Living Trust	Situs Address: 3764 W Chinook Ave Cannon Beach, OR
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.13	\$110,833	\$30,345	\$141,178

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1987	1987	08/28/2014	cmccleary	1.000000	79490	00000	00000	0.794900	1.000000	1.000000

Base Cost Value:	\$82,132
Inventory Adjustment Total:	\$10,802
Adjusted Base Cost:	\$92,934
DRC:	\$73,873
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
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	888	2	1,865
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	888	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Tile-Concrete	0	576	3	1,498
Windows	Metal	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	1	0	300	300
Plumbing	Lavatory	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

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	0	1.0	0	1	0	0	0			576	576	0.00	0.00	58,709.20	58,709.20
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			312	312	0.00	0.00	23,422.72	23,422.72

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.886200	528.00	\$29,130	\$31,162	\$60,291	\$53,430

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	450	450.00
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	528	0.25	132.00
Garage Component	Gar. 2nd Floor-Finished	0	383	69.2310182	26515.48
Built-in Appliances	Dishwasher	1	0	480	480.00
Built-in Appliances	Disposal	1	0	150	150.00
Heating & Cooling	Baseboard & Wall or Cable	0	383	2.7	1034.10
Plumbing	Bath Tub - Shower	1	0	950	950.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Toilet	1	0	300	300.00
Plumbing	Water Heater (Std)	1	0	400	400.00

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	1.00	1.00	0.79	240	\$4,080	\$0	\$4,080	\$3,243

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	1.00	1.00	0.79	443	\$7,531	\$0	\$7,531	\$5,986

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	1.00	1.00	0.79	80	\$1,360	\$0	\$1,360	\$1,081

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.79	168	\$2,856	\$0	\$2,856	\$2,270

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 4 ft	1.00	1.00	1.00	0.79	71	\$1,349	\$0	\$1,349	\$1,072

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 Stairs/Landing	1.00	1.00	1.00	0.79	40	\$720	\$0	\$720	\$572

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$73,873	\$0	\$53,430	\$14,226	\$141,529	Residential	HS	<u>\$141,178</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
70181		7018		\$381,224	2.69	<u>\$298,954</u>	<u>2.20</u>
				<u>\$381,224</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$298,954	\$376,309	\$675,263	\$101,939	\$257,273	\$359,212	\$4,219.65
2024	\$310,912	\$381,224	\$692,136	\$104,997	\$264,991	\$369,988	\$4,670.21