

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>
7098	101	4	D	1008	51032CC02101

Owner(s):	Doering David L Doering Marcia L DMD Revocable Living Trust	Situs Address: 315 N Chinook St 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	0.19	\$116,583	\$19,985	\$136,568

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1992	1992	09/09/2014	mpincombe	1.000000	82330	00000	00000	0.823300	1.000000	1.000000

Base Cost Value:	\$129,746
Inventory Adjustment Total:	\$13,446
Adjusted Base Cost:	\$143,192
DRC:	\$117,890
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,364	3	3,519
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	1,636	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,108	0	277
Windows	Metal	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Wall	Plaster	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Door	1	0	0	0

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	600	600

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	1	0	1	1.0	0	1	0	0	1			1,092	1,092	0.00	0.00	85,515.40	85,515.40
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			544	544	0.00	0.00	33,528.64	33,528.64

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.823300	552.00	\$27,622	\$538	\$28,160	\$23,184

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	138	138.00
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	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
4 - R	Other Improvements	Cov. Porch/Slab	1.00	1.00	1.00	0.82	96	\$3,514	\$0	\$3,514	\$2,893

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	Drive Concrete	1.00	1.00	1.00	0.82	204	\$918	\$0	\$918	\$756

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.82	355	\$1,598	\$0	\$1,598	\$1,315

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.82	96	\$432	\$0	\$432	\$356

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.82	73	\$1,139	\$0	\$1,139	\$938

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 Picket	1.00	1.00	1.00	0.82	44	\$880	\$0	\$880	\$725

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	1.00	1.00	0.82	264	\$792	\$0	\$792	\$652

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
146	\$117,890	\$0	\$23,184	\$7,634	\$148,707	Residential	HS	<u>\$136,568</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
70981		7098		\$400,560	2.69	<u>\$289,191</u>	<u>2.20</u>
				<u>\$400,560</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$289,191	\$395,425	\$684,616	\$105,319	\$286,028	\$391,347	\$4,597.15
2024	\$300,758	\$400,560	\$701,318	\$108,478	\$294,608	\$403,086	\$5,087.98