

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
7099	101	4	D	1008	51032CC02200

Owner(s): **Hickman Anita**

Situs Address: **3649 W Chinook Ave  
Cannon Beach,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.16	\$113,833	\$19,985	\$133,818

### Land Components

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

## Residence Valuation

### Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1980	1980		vfagan	1.000000	7557	0000	0000	0.755700	1.100000	1.000000

Base Cost Value:	\$66,376
Inventory Adjustment Total:	\$8,972
Adjusted Base Cost:	\$82,883
DRC:	\$62,634
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,112	2	2,113
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	1,112	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,112	0	389
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350

## 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	3	1.0	1	1	0	0	1			1,112	1,112	0.00	0.00	66,375.76	66,375.76

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.555700	483.00	\$18,241	\$519	\$20,636	\$11,467

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gab Hip	0	0	0	0
Roofing Material	Composition Arch	0	0	169.05	169.05

### 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 Fir	1.00	1.00	1.00	0.76	208	\$2,704	\$0	\$2,704	\$2,043

## 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	Patio	1.00	1.00	1.00	0.76	100	\$450	\$0	\$450	\$340

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	0.76	756	\$2,268	\$0	\$2,268	\$1,714

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	0.76	72	\$324	\$0	\$324	\$245

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 Plain	1.00	1.00	1.00	0.76	32	\$435	\$0	\$435	\$329

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$62,634	\$0	\$11,467	\$4,671	\$78,773	Residential	HS	<u>\$133,818</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
70991		7099		\$212,183	2.69	<u>\$283,368</u>	<u>2.20</u>
				<u>\$212,183</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$283,368	\$209,615	\$492,983	\$109,062	\$144,232	\$253,294	\$2,975.45
2024	\$294,702	\$212,183	\$506,885	\$112,333	\$148,558	\$260,891	\$3,293.10