

# 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>
7104	101	4	D	1008	51032CC02500

Owner(s): **Bernt Joseph/Phyllis**

Situs Address: **339 N Chinook  
Cannon Beach,**

## Land Valuation

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

### Land Components

<u>Category</u>	<u>Description</u>
Rural	Homesite-Average
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Urban
Site Adjustments	Treed Lot
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 %
146	2011	2011	09/09/2014	mpincombe	1.000000	93100	00000	00000	0.931000	1.000000	1.000000

Base Cost Value:	\$179,193
Inventory Adjustment Total:	\$11,823
Adjusted Base Cost:	\$191,016
DRC:	\$177,836
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Shingle	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	2,043	2	3,902
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,484	0	371
Windows	Vinyl	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350
Plumbing	Laundry Tub	1	0	350	350

### 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	1.0		1	1					1,484	1,484	0.00	0.00	105,879.80	105,879.80
Second Floor					2	1.0			1					1,118	1,118	0.00	0.00	58,532.08	58,532.08

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.931000	616.00	\$32,705	\$38,825	\$71,530	\$66,595

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	280	280.00
Plumbing	Lavatory	1	0	350	350.00
Plumbing	Toilet	1	0	300	300.00
Plumbing	Shower Stall - Fiberglass	1	0	1350	1350.00
Plumbing	Water Heater (Std)	1	0	400	400.00
Plumbing	Kitchen Sink	1	0	450	450.00
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	616	0.25	154.00
Garage Component	Gar. 2nd Floor-Finished	0	542	61.7002214	33441.52
Heating & Cooling	Baseboard & Wall or Cable	0	542	2.25	1219.50
Built-in Appliances	Dishwasher	1	0	480	480.00

### 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	Roof/ House Extension	1.00	1.00	1.00	0.93	60	\$635	\$0	\$635	\$591

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	1.00	1.00	0.93	256	\$10,214	\$0	\$10,214	\$9,510

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.93	54	\$2,619	\$0	\$2,619	\$2,438

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.93	72	\$3,492	\$0	\$3,492	\$3,251

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	1.00	1.00	1.00	0.93	101	\$2,424	\$0	\$2,424	\$2,257

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.93	1,522	\$6,849	\$0	\$6,849	\$6,376

## Residence Valuation

### 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	Wood Deck Stairs/Landing	1.00	1.00	1.00	0.93	88	\$1,584	\$0	\$1,584	\$1,475

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 Gab.R.	1.00	1.00	1.00	0.93	16	\$776	\$0	\$776	\$722

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
146	\$177,836	\$0	\$66,595	\$26,620	\$271,050	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
535560		7104		\$730,105	2.69	<u>\$283,368</u>	<u>2.20</u>
				<u>\$730,105</u>			

### Certified Tax Roll Value

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<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	\$283,368	\$719,941	\$1,003,309	\$108,326	\$311,145	\$419,471	\$4,927.51
2024	\$294,702	\$730,105	\$1,024,807	\$111,575	\$320,479	\$432,054	\$5,453.63

### Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
200109086	08/30/2001	\$60,000	33	Yes	Primary	7104	51032CC02500
					Additional	7109	

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