

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>
7131	101	4	D	1008	51032CC04101

Owner(s):	Smith Jason Michael Hammond Smith Elizabeth D	Situs Address:	316 N Chinook 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	0.12	\$109,667	\$19,985	\$129,652

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1994	1994		mpincombe	1.000000	83470	00000	00000	0.834700	1.000000	1.000000

Base Cost Value:	\$128,392
Inventory Adjustment Total:	\$20,623
Adjusted Base Cost:	\$149,015
DRC:	\$124,382
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	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,604	2	3,625
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	1,934	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,275	2	2,678
Windows	Vinyl	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

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	0	0	0	0	2	1.0	0	1	0	0	1			659	659	0.00	0.00	63,021.05	63,021.05
Second Floor	1	1	1	0	1	1.0	1	0	0	0	0			1,275	1,275	0.00	0.00	65,371.00	65,371.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.834700	616.00	\$30,007	\$800	\$30,807	\$25,715

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition	0	0	0	0
Exterior Wall	Double	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
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.83	504	\$2,268	\$0	\$2,268	\$1,893

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	Wood Deck Treated	1.00	1.00	1.00	0.83	236	\$4,012	\$0	\$4,012	\$3,349

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	0.83	48	\$2,328	\$0	\$2,328	\$1,943

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	0.83	1,029	\$17,493	\$0	\$17,493	\$14,601

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	0.83	52	\$707	\$0	\$707	\$590

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	0.83	72	\$1,296	\$0	\$1,296	\$1,082

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	0.83	51	\$918	\$0	\$918	\$766

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
146	\$124,382	\$0	\$25,715	\$24,225	\$174,322	Residential	HS	<u>\$129,652</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
71311		7131		\$469,556	2.69	<u>\$274,546</u>	<u>2.20</u>
				<u>\$469,556</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$274,546	\$463,548	\$738,094	\$154,809	\$258,108	\$412,917	\$4,850.56
2024	\$285,527	\$469,556	\$755,083	\$159,453	\$265,851	\$425,304	\$5,368.44