

Property Analysis Methodology Report  
“Non-Oceanfront Lots” in Cannon Beach

---

Methodology:

Identify all assessor maps with oceanfront lots.

Identify all lots with streets that front them without a buildable lot to their west.

Identify how many of these “not oceanfront lots” are built.

Identify how many of these “not oceanfront lots” are vacant.

Write a methodology that defines the City’s precedence for these lots.

Oceanfront Tax Assessor Maps in Cannon Beach:

5N 10W 19AB  
5N 10W 19AA  
5N 10W 19AC  
5N 10W 19DA  
5N 10W 19DD  
5N10W 30DA  
5N 10W 30DD  
5N 10W 31AD  
5N 10W 31DA  
5N 10W 6CB  
5N 10W 30AA  
5N 10W 31AA  
5N 10W 31DD  
4N 10W 6BC

Cannon Beach Tax Assessor Maps without Oceanfront Lots fronted by platted streets

5N 10W 19AB  
5N 10W 19AA  
5N 10W 19AC  
5N 10W 19DA  
5N 10W 19DD  
5N10W 30DA  
5N 10W 30DD  
5N 10W 31AD  
5N 10W 31DA  
5N 10W 6CB

Tax Assessor Maps with Oceanfront Lots fronted by Platted Streets

5N 10W 30AA Elk Creek Park

Block 2 (Lots 6-9), Block 2 (Lots 6-9), Block 6 (Lots 6-9), Block 7 (Lots 6-9)

5N 10W 31AA Tolovana Park

Block 1 (Lots 10 – 13), Block 2 (Lots 9-12), Block 3 (Lots 8-11), Block 4 (Lots 7 – 10),  
Block 5 (Lots 7 – 10)

5N 10W 31DD Haystack Rock Park

Block 2 (Lots 9-16), Block 3 (Lots 9-16), Block 6 (Lots 9-16)

4N 10W 6BC Sylvan Park

Block 1 (Lot 1), Block 2 (Lot 12)

Property Analysis Methodology Report  
“Non-Oceanfront Lots” in Cannon Beach

---

Lot Analysis of Tax Assessor Maps with Oceanfront Lots fronted by Platted Streets

Methodology:

Four subdivisions have “Ocean Avenues” that front platted lots without lots to the west. In three of three of these subdivisions, Ocean Avenue is partially to fully used as access. Sixty-Four Platted Lots and Sixty-Three Tax Lots. Fifty-Nine Dwelling Units. Nine vacant lots. Three of these vacant lots are “available for development”. Fifteen houses were built after 1980. Forty-four dwelling units were built prior to 1980.

5N 10W 30AA: Elk Creek Park, Blocks 2, 3 6, 7. (Blocks 1-13 Platted in (year))  
(Washington St. to Monroe St.) front Ocean Ave.  
Ocean Avenue is improved for access to these lots.

Block 2 Lots 6 – 9 fronts on Ocean Avenue, “not oceanfront”  
Tax Lot 6801, Portion Lot 6  
Tax Lot 6800, Portion Lot 7  
Tax Lot 6900, Lot 8  
Tax Lot 7000, Portion Lot 9

Block 3 Lots 6 – 9 fronts on Ocean Avenue, “not oceanfront”  
Tax Lot 7900, Lot 6  
Tax Lot 7901, Lot 7  
Tax Lot 8000, Portion Lot 8  
Tax Lot 8100, Portion Lot 9

Block 6 Lots 6 – 9 fronts on Ocean Avenue, “not oceanfront”  
Tax Lot 12300, Portion Lot 6  
Tax Lot 12400, Portion Lot 7  
Tax Lot 12506, Lot 8  
Tax Lot 12503, Portion Lot 9

Block 7 Lots 6 – 9 fronts on Ocean Avenue, “not oceanfront”  
Tax Lot 13000, Portion Lot 6  
Tax Lot 12901, Portion Lot 7  
Tax Lot 13100, Portion Lot 8  
Tax Lot 13200, Portion Lot 9

Methodology Assumption: Based on the City explanation, all of these lots in the Elk Creek Park Subdivision have been allowed to not be considered oceanfront because a “platted street” is located between lots and the oceanfront. Because these lots in *Elk Creek Park Subdivision* front on *Ocean Avenue*, a platted street, they are not considered “oceanfront” when they are evaluated for development.

Property Analysis Methodology Report  
“Non-Oceanfront Lots” in Cannon Beach

---

5N 10W 31AA: Tolovana Park, Blocks 1-5, Platted in the year 1907  
(Chena St. to W. Tanana Ave) front Ocean Ave.  
Ocean Avenue is not improved.

Block 1 Lots 10-13 fronts on Tolovana Park Subdivision’s Ocean Avenue  
Tax Lot 500: Lots 10-12 (1994 SFD) 1981 Pacific Ave. (**2 vacant**)  
**Tax Lot 600: Lot 13 (Subject Property) (1 Vacant Lot)**  
(4 Platted Lots / 2 Tax Lots / 1 SFD / **3 Vacant Lot**)

Block 2 Lots 9 – 12 fronts on Tolovana Park Subdivision’s Ocean Avenue  
Tax Lot 1300, Lots 9-12: City Owned “Inspiration Point”  
(4 Platted Lots / 1 Tax Lot / **4 Vacant Lots**)

Block 3 Lots 8 – 11 fronts on Tolovana Park Subdivision’s Ocean Avenue  
Tax Lot 2200, ½ Lot 8 (2009 SFD) 170 Tok Lane  
Tax Lot 2100, ½ Lot 8 (1940 SFD) 178 Tok Lane  
Tax Lot 2300, Lot 9 (1948 SFD) 186 Tok Lane  
Tax Lot 2400, Lot 10 (1986 SFD) 194 Tok Lane  
Tax Lot 2500, Lot 11 (1940 Two-Units) 296 / 288 Tok Lane  
(4 Platted Lots / 5 Tax Lots / 5 Dwelling Units / 0 Vacant Lots)

Block 4 Lots 7 – 10 fronts on Tolovana Park Subdivision’s Ocean Avenue  
Tax Lot 3100, Lot 7 (1938 SFD) 295 Gogana Ave.  
Tax Lot 3200, Por. Lot 8 (1931 SFD) 278 Tok Lane  
Tax Lot 3301, Por. Lot and Por. Lot 9 (1997 SFD) 277 Tok Lane  
Tax Lot 3300, Portion Lot 9 (1987 SFD) 294 Tok Lane  
Tax Lot 3400, Lot 10 (2-units 1938, 2001) 288 Gulcana Ave.  
(4 Lots / 5 Tax Lots / 5 SFDs / 0 Vacant Lots)

Block 5 Lots 7 – 10 fronts on Tolovana Park Subdivision’s Ocean Avenue  
Tax Lot 4600, Lots 7-8 (1930 SFD) 287 Gulcana Ave.  
Tax Lot 4701, Lot 9 (1972 SFD) 284 Tanana Ave.  
Tax Lot 4700, Lot 10 (1982 SFD) 288 Tanana Ave.  
(4 Platted Lots / 3 Tax Lots / 3 SFDs / 0 Vacant Lots)

(20 Platted Lots / 16 Tax Lots / 14 Dwelling Units / 5 Vacant Lots)

Methodology Assumption: It appears that these lots have not been considered “oceanfront” because a street is located between these lots and the oceanfront. Because these lots in *Tolovana Park Subdivision* front on *Ocean Avenue*, a platted street, they are not considered “oceanfront” when they are evaluated for development. Tax Lot 600, Tolovana Park Block 1, Lot 13 is the only lot in *Tolovana Park Subdivision* that fronts on *Ocean Avenue* that would be required to have an Oceanfront Setback Survey if such a decision were applied.

Property Analysis Methodology Report  
“Non-Oceanfront Lots” in Cannon Beach

---

5N 10W 31DD: Haystack Rock Park, Blocks 2, 3, 6, (Blocks 1-6 platted in (year)).  
Ocean Avenue is unimproved in some areas and access in others

Block 2 Lots 9-16 fronts on Haystack Rock Park’s Ocean Avenue  
Tax Lot 2300, Lot 16 and Portion Lot 15 (1930 SFD) Ocean Ave.  
Tax Lot 2200, Portion Lot 15 (2016 SFD) Siuslaw St.  
Tax Lot 2100, Portion Lot 14-15 (1938 SFD) Siuslaw St.  
Tax Lot 1400, Portions Lot 13-14 (1975 SFD) Pacific St.  
Tax Lot 1600, Portion Lots 12-13 (2016 SFD) Pacific St.  
Tax Lot 1700, Portion Lots 12 (1925 SFD) Pacific St.  
Tax Lot 1800, Portion Lot 11-12 (1925 SFD) Pacific St.  
Tax Lot 1900, Portion Lot 11 (2005 SFD\*) Pacific St.  
Tax Lot 1903, Portion Lot 9-10 (1958, 2018 SFD) Pacific St.  
Tax Lot 2000, Portion Lot 9 (1999 SFD\*) Umpqua St.  
(8 Platted Lots / 10 Tax Lots / 10 SFDs)

Block 3 Lots 9-16 fronts on Haystack Rock Park’s Ocean Avenue  
Tax Lot 2401, Lot 16 (2007 SFD) 281 Umpqua St.  
Tax Lot 2501, Portion Lot 15 (1948 SFD) 3623 Pacific St.  
Tax Lot 2600, Lot 3, 14, Por. Lot 15 (1996 SFD) 3632 Pacific St.  
Tax Lot 2700, Lot 4 and Lot 13 (1953 SFD) 3640 Pacific St.  
Tax Lot 2800, Lot 5 and Lot 12 (1925 SFD) 3664 Pacific St.  
Tax Lot 2900, Lot 11 (1920 SFD) 3672 Pacific St.  
Tax Lot 3400, Lot 10 (1920 SFD) 3679 Ocean Ave.  
Tax Lot 3300, Portion Lot 9 (1981 SFD) 264 Coos Ave.  
(8 Platted Lots / 8 Tax Lots / 8 Dwelling Units)

Block 6 Lots 9-16 fronts on Haystack Rock Park’s Ocean Avenue  
Tax Lot 6400, Lot 16 and por. Lot 1 (1925 SFD) 3715 Pacific St.  
Tax Lot 6401, Lot 15 and por. Lot 14 (1969 SFD) 3723 Ocean St.  
Tax Lot 5801, Por. Lot 14, Por. Lot 13 (1990 SFD) 3736 Pacific St.  
Tax Lot 5800, Por. Lot 13 (1997 SFD) 3750 Pacific St.  
Tax Lot 5900, Portion of Lot 12 (2001 SFD) 3764 Pacific St.  
Tax Lot 5901, Portion of Lot 12  
Tax Lot 5903, Lot 11 (1975 SFD) 3772 Pacific St.  
Tax Lot 6300, Lot 10 (1974 SFD) 3775 Pacific St.  
Tax Lot 6200, Lot 9 (1974 SFD) \*264 Orford St.  
(8 Platted Lots / 9 Tax Lots / 9 Dwelling Units)

(24 Platted Lots / 27 Tax Lots / 27 Dwelling Units / 0 Vacant Lots)

Methodology Assumption: It appears that these lots have not been considered “oceanfront” because a street is located between these lots and the oceanfront. Because these lots in *Haystack Rock Park Subdivision* front on *Ocean Avenue*, a platted street, they are not considered “oceanfront” when they are evaluated for development.

Property Analysis Methodology Report  
“Non-Oceanfront Lots” in Cannon Beach

---

5N 10W 6BC:           Sylvan Park Block 1 and 2 (Blocks 1 – 8 Platted in (year))

Block 1: Lot 1 fronts on Sylvan Park’s Ocean Avenue  
Tax Lot 6800 (1997 SFD) 286 Kenai St.  
(1 Platted Lot / 1 Tax Lot / 1 Dwelling Unit)

Block 2: Lot 1 and Lot 12 fronts on Sylvan Park’s Ocean Avenue  
Lot 1 has been re-platted to ½ Lot 1 and ½ Lot 2  
Tax Lot 7000: ½ Lot 1 and ½ Lot 2  
(1924 SFD) 287 Kenai St.  
Tax Lot 7100: ½ Lot 1 and ½ Lot 2  
(2017 SFD) 271 Kenai St.  
Lot 12 has been re-platted to ½ Lot 11 and ½ Lot 12  
Tax Lot 7900: ½ Lot 11 and ½ Lot 12  
**Vacant Land**  
Tax Lot 8000 ½ Lot 11 and ½ Lot 12  
**Vacant Land**  
(4 Platted Lot Lots / 4 Tax Lots / 2 Dwelling Units / 2 Vacant Lots)

Methodology Assumption: It appears that these lots have not been considered “oceanfront” because a street is located between these lots and the oceanfront. The two platted lots in *Sylvan Park Subdivision* Blocks 1 and 2 were adjusted to four through a property line adjustment. Because these lots in *Sylvan Park Subdivision* front on *Ocean Avenue*, they are not considered “oceanfront” when they are evaluated for development.