

# 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>
10109	201	3	U	1001	61015BA02001

Owner(s): **Sunset Family Fitness LLC**

Situs Address: **840 24th Ave  
Seaside,**

## 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>
	Commercial	Roosevelt	Sq Ft	0.34	\$600,000	(\$328,711)	\$271,289

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	497	1965	4872	1	Health Club	D	Low

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
4872	Average	1	1	284	37	No	202201	176893.00

#### Occupancy

Use Code: 418      Name: Health Club      Height: 12      Rank: 10      Use as % of Total: 100      Class: D

#### Components

Use Code: 603      System: HVAC (Heating)      Description: Forced Air Unit  
 SQFT: 4872      Rank: 10      %: 0      Depreciation: 0      Other: 1.00

#### Additions

Use Code: 631      Description: Solar Room      LM: True      Units: 192      Base Date: 199306      Cost: 120.7

#### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 480      Unit Cost: 7.0000000      Base Cost: 3360  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 3669.12      %Good: 80.00      Complete %: 100.0      DRC: 2935.30      Publication Date: 1  
 Description: Enclosed Porch      Section: 12      Page: 40      Quantity: 192      Unit Cost: 102.0000000      Base Cost: 19584  
 LCM: 1.04000      CMM: 1.22000      Replacement Cost: 24848.18      %Good: 80.00      Complete %: 100.0      DRC: 19878.54      Publication Date: 8

**Value for this Estimate:**      \$199,707

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
497	\$1	\$0	\$0	\$0	\$1	Commercial	Roosevelt	<u>\$271,289</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	\$199,707
					<u>\$199,707</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509045		10109		\$185,727	0.93	<u>\$271,288</u>	<u>1.00</u>
				<u>\$185,727</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$271,288	\$194,469	\$465,757	\$172,683	\$255,140	\$427,823	\$6,065.40
2024	\$271,288	\$185,727	\$457,015	\$177,863	\$262,794	\$440,657	\$6,152.03

## Recent Transactions

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<b>Instrument ID</b>	<b>Sales Date</b>	<b>Consideration</b>	<b>Sales Data Code</b>		<b>Multiple Accounts</b>	<b>Account ID</b>	<b>TaxMapKey</b>
200701181	01/31/2007	\$500,000	33	Yes	<b>Primary</b>	<b>10109</b>	<b>61015BA02001</b>
					Additional	10160	61015BA05600

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