

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
10329	101	3	L	1001	61015CA03800

Owner(s): **Nudelman Enterprises LLC** Situs Address: **1325 12th Ave Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$55,000	\$27,500	\$82,500

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Site Adjustments	Top-Med/Light
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Water
Site Adjustments	View Fair
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1930	1959	07/21/2020	mpincombe	1.000000	6524	0000	0000	0.652400	2.120000	1.000000

Base Cost Value:	\$71,483
Inventory Adjustment Total:	\$2,000
Adjusted Base Cost:	\$155,785
DRC:	\$101,634
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	0	0	0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,005	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,005	0	0
Interior - Wall	Comp	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic												250			250	9,385.50	0.00	0.00	9,385.50
First Floor	1	1	0	0	2	1.0	0	1	0	0	0			1,005	1,005	0.00	0.00	62,097.90	62,097.90

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	374.00	\$15,378	\$0	\$32,602	\$18,009

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Ext Wall Material	Vinyl	0	0	0	0
Roofing Material	Composition	0	0	0	0

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.65	630	\$1,947	\$0	\$1,947	\$1,270

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
132	\$101,634	\$0	\$18,009	\$1,270	\$120,913	Residential	HS	<u>\$82,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
103291		10329		\$154,769	1.28	<u>\$118,272</u>	<u>1.43</u>
				<u>\$154,769</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$92,400	\$120,913	\$213,313	\$33,094	\$59,752	\$92,846	\$1,346.62
2022	\$118,272	\$154,769	\$273,041	\$34,086	\$61,544	\$95,630	\$1,375.80