

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>
10586	101	3	J	1001	61015CC01900

Owner(s): **Hill Bradley Scott/ Margaret Ann** Situs Address: **865 9th Ave
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$140,000	\$29,720	\$169,720

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1900	1979	07/26/2021	norlaineta	1.000000	7524	0000	0000	0.752400	2.270000	1.000000

Base Cost Value:	\$108,556
Inventory Adjustment Total:	\$9,229
Adjusted Base Cost:	\$267,372
DRC:	\$201,171
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,652	2	2,726
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,652	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,652	0	413
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	950	950

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	0	2	1.0	0	0	0	0	1			1,652	1,652	0.00	0.00	114,607.40	114,607.40

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.752400	762.00	\$25,567	\$0	\$65,708	\$49,438

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	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	Asphalt Drive	1.00	1.00	1.00	0.75	738	\$2,723	\$0	\$2,723	\$2,049

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	0.75	145	\$2,046	\$0	\$2,046	\$1,539

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$201,171	\$0	\$49,438	\$3,588	\$254,197	Residential	HS	<u>\$169,720</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
105861		10586		\$284,344	1.12	<u>\$195,178</u>	<u>1.20</u>
				<u>\$284,344</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,178	\$302,494	\$497,672	\$71,465	\$156,265	\$227,730	\$3,270.06
2024	\$202,985	\$284,344	\$487,329	\$73,608	\$160,952	\$234,560	\$3,369.62