

# 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>
<b>10664</b>	<b>101</b>	<b>3</b>	<b>12</b>	<b>1001</b>	<b>61015CC08200</b>

Owner(s): **Lane Sadie Marie Test Trust**  
**Conner Thomas C Trustee**

Situs Address: **1295 6th Ave**  
**Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.18	\$55,000	\$24,000	\$79,000

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
232	1940	1961	07/22/2020	mpincombe	1.000000	65240	00000	00000	0.652400	2.190000	1.000000

Base Cost Value:	\$77,097
Inventory Adjustment Total:	\$10,241
Adjusted Base Cost:	\$191,270
DRC:	\$124,785
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	2	550	1,821	3,641
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,100	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,100	0	0
Windows	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Panel	0	0		0
Plumbing	Shower Stall - Fiberglass	3	0	1,200	3,600
Plumbing	Toilet	3	0	250	750
Plumbing	Lavatory	3	0	250	750
Plumbing	Water Heater (Std)	2	0	350	700
Plumbing	Kitchen Sink	2	0	400	800

### 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	2	2	0	0	3	3.0	0	0	0	0	0	1,100	1,100	0.00	0.00	77,097.00	77,097.00		

## Residence Valuation

### Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.699300	400.00	\$8,489.00	(\$800.00)	\$16,838.91	\$11,775.45

### Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	0	0	0
Roof Type	Flat	0	0	0	0
Foundation	Pier	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-800	-800.00

### 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	0.65	252	\$2,977	\$0	\$2,977	\$1,942

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
232	\$124,785	\$11,775	\$0	\$1,942	\$138,502	Residential	HS	<u>\$79,000</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
106641		10664		\$186,155	1.34	<u>\$115,379</u>	<u>1.52</u>
				<u>\$186,155</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$115,379	\$197,304	\$312,683	\$68,381	\$40,099	\$108,480	\$1,557.70
2024	\$119,994	\$186,155	\$306,149	\$70,432	\$41,301	\$111,733	\$1,605.12