

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>
10669	101	3	J	1001	61015CC08600

Owner(s): **Connell Joshua Allen**
Warkentin Vanessa

Situs Address: **920 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	0.11	\$140,000	\$29,720	\$169,720

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
121	1920	1940	07/29/2021	mpincombe	1.000000	55240	00000	00000	0.552400	2.440000	1.000000

Base Cost Value:	\$53,356
Inventory Adjustment Total:	\$3,807
Adjusted Base Cost:	\$139,477
DRC:	\$77,047
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
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	750	2,220	2,220
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	750	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Foundation	Frame	0	0		0
Foundation	Concrete	0	0		0
Roofing Material	Composition	0	358	0	0
Roofing Material	Composition Arch	0	392	0	137
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Bath Tub - W/O Shower	1	0	400	400

Residence Valuation

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
Basement	0	0	0	0	0	0	0	0	1	0	0	224	0	0	224	10,518.43	0.00	0.00	10,518.43
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			750	750	0.00	0.00	38,693.50	38,693.50

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	Fencing Cedar 6 ft/w Lattice	1.00	1.00	1.00	0.55	25	\$769	\$0	\$769	\$425

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 3/4	2.44	1.00	1.00	0.55	72	\$1,392	\$0	\$3,398	\$1,877

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To	1.00	1.00	1.00	0.55	220	\$572	\$0	\$572	\$316

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 1/2	2.44	1.00	1.00	0.55	70	\$902	\$0	\$2,202	\$1,216

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.55	81	\$2,192	\$0	\$2,192	\$1,211

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 1/2	2.44	1.00	1.00	0.55	20	\$258	\$0	\$629	\$347

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
121	\$77,047	\$0	\$0	\$5,392	\$82,439	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
106691		10669		\$92,216	1.12	<u>\$195,178</u>	<u>1.20</u>
				<u>\$92,216</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$195,178	\$98,102	\$293,280	\$57,627	\$45,733	\$103,360	\$1,484.18
2024	\$202,985	\$92,216	\$295,201	\$59,355	\$47,104	\$106,459	\$1,529.35