

# Appraisal Report

**DISCLAIMER OF LIABILITY:**

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
10676	101	3	I	1001	61015CC09300

Owner(s): **Smith Ronald L/Lynn M**

Situs Address: **1021 7th 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
Site Adjustments	Med/Light Traffic
Site Adjustments	View Fair
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Telephone

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	1910	1977	04/09/2010	cmccleary	1.000000	7524	0000	0000	0.752400	2.190000	1.000000

Base Cost Value:	\$87,478
Inventory Adjustment Total:	\$9,611
Adjusted Base Cost:	\$212,624
DRC:	\$159,978
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,512	2	2,495
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	960	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	960	1	816
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Channel	0	0		0
Windows	Vinyl	0	0		0
Windows	Metal	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

## 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
First Floor	1	1	1	0	2	1.0	0	1	0	0	0			960	960	0.00	0.00	60,298.80	60,298.80
Second Floor	0	0	0	0	1	1.0	0	0	0	0	0			552	552	0.00	0.00	27,178.92	27,178.92

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Low Cost	1.000000	0.994900	960.00	\$32,591	\$336	\$72,109	\$71,741

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Ext Wall Material	T1-11	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	336	336.00
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	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	Enclosed Por. 1/2	2.19	1.00	1.00	0.75	32	\$501	\$0	\$1,098	\$826

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	148	\$1,748	\$0	\$1,748	\$1,316

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.75	120	\$1,418	\$0	\$1,418	\$1,067

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
136	\$159,978	\$0	\$71,741	\$3,208	\$234,928	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
106761		10676		\$318,750	1.36	<u>\$105,600</u>	<u>1.28</u>
				<u>\$318,750</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$82,500	\$249,413	\$331,913	\$46,416	\$143,803	\$190,219	\$2,758.88
2022	\$105,600	\$318,750	\$424,350	\$47,808	\$148,117	\$195,925	\$2,818.77