

# 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>
10934	101	3	J	1001	61016DA05501

Owner(s): **Dorsett Eric J**  
**Sexton-Dorsett Jessica D**

Situs Address: **1544 N Franklin**  
**Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.09	\$200,000	\$29,720	\$229,720

### Land Components

Category	Description
Site Adjustments	Undersize for Zoning
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1952	1971	04/29/2022	cbrown	1.000000	70900	00000	00000	0.709000	2.570000	1.000000

Base Cost Value:	\$37,647
Inventory Adjustment Total:	\$4,524
Adjusted Base Cost:	\$108,380
DRC:	\$76,841
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	480	2	1,056
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	110 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	480	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	480	0	168
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Kitchen Sink	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
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			480	480	0.00	0.00	41,108.40	41,108.40

### 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	0.71	832	\$11,738	\$0	\$11,738	\$8,322

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	1.00	1.00	1.00	0.71	100	\$2,706	\$0	\$2,706	\$1,919

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 Metal C1 5	1.00	1.00	1.00	0.71	28	\$448	\$0	\$448	\$317

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	0.71	665	\$2,454	\$0	\$2,454	\$1,740

## Residence Valuation

### 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	Garden Shed Conv.	1.00	1.00	1.00	0.71	64	\$2,013	\$0	\$2,013	\$1,427

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
130	\$76,841	\$0	\$0	\$13,725	\$90,566	Residential	HS	<u>\$229,720</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
109341		10934		\$101,307	1.12	<u>\$264,178</u>	<u>1.20</u>
				<u>\$101,307</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$264,178	\$108,518	\$372,696	\$107,354	\$52,599	\$159,953	\$2,296.82
2024	\$274,745	\$101,307	\$376,052	\$110,574	\$54,176	\$164,750	\$2,366.76