

# 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>
11173	101	3	J4	1001	61016CD00200

Owner(s): **Danish Seymour R/Carol J Co-tr  
Danish Carol J Trust**      Situs Address: **614 N Prom  
Seaside,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	1.37	\$700,000	\$38,250	\$738,250

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1912	1961	07/07/2022	mpincombe	1.000000	65240	00000	00000	0.652400	3.090000	1.000000

Base Cost Value:	\$112,025
Inventory Adjustment Total:	\$12,617
Adjusted Base Cost:	\$385,145
DRC:	\$251,269
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	1,036	0	0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,370	4	4,918
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Floor	Wood Subfloor	0	1,036	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,036	0	259
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
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	
Attic					3	1.0			1						668	668	0.00	0.00	35,663.64	35,663.64
First Floor	1	1			3		1								1,036	1,036	0.00	0.00	82,606.20	82,606.20

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.65	148	\$4,350	\$0	\$4,350	\$2,838

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	722	\$11,180	\$0	\$11,180	\$7,294

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	0.65	96	\$3,133	\$0	\$3,133	\$2,044

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Brick/Conc.	1.00	1.00	1.00	0.65	64	\$1,296	\$0	\$1,296	\$846

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Brick/Conc.	1.00	1.00	1.00	0.65	24	\$486	\$0	\$486	\$317

## Residence Valuation

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$251,269	\$0	\$0	\$13,338	\$264,607	Residential	HS	<u>\$738,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
106499		11173		\$254,022	0.96	<u>\$738,250</u>	<u>0.96</u>
				<u>\$254,022</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$738,250	\$264,607	\$1,002,857	\$561,444	\$138,895	\$700,339	\$10,056.36
2024	\$708,720	\$254,022	\$962,742	\$578,287	\$143,061	\$721,348	\$10,362.74