

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11177	101	3	J4	1001	61016CD00400

Owner(s):	Wexler Eldon H Rev Liv Trust Wexler Eldon H Trustee	Situs Address:	602 N Prom Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	1.38	\$700,000	\$38,250	\$738,250

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Sidewalk
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Site Adjustments	View-Good
On-Site Improvement	Landscape-Average
Water Front	Oceanfront

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	1900	1988	07/14/2022	mpincombe	1.000000	80240	00000	00000	0.802400	2.920000	1.000000

Base Cost Value:	\$474,732
Inventory Adjustment Total:	\$26,790
Adjusted Base Cost:	\$1,464,441
DRC:	\$1,175,068
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	4,373	2	6,560
Heating Accessory	Pre-Fab Metal Box	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	5,994	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Interior - Accessory	Security Sys. 24 Zones	1	0	900	900
Roofing Material	Tile-Concrete	0	1,621	3	4,053
Roofing Material	Shake Medium	0	950	1	618
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Bath Tub - Shower	3	0	1,400	4,200
Plumbing	Toilet	3	0	450	1,350
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Water Heater (Std)	1	0	450	450

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			1.0			1		1			2,571	2,571	0.00	0.00	210,004.70	210,004.70
Second Floor					1	2.0			1					3,605	3,605	0.00	0.00	198,085.65	198,085.65

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.802400	725.00	\$50,561	\$921	\$150,329	\$120,624

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Vinyl	0	0	0	0
Roofing Material	Shake Medium	0	725	0.65	471.25

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	Drive Concrete	1.00	1.00	1.00	0.80	525	\$2,835	\$0	\$2,835	\$2,275

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	Patio	1.00	1.00	1.00	0.80	1,697	\$9,164	\$0	\$9,164	\$7,353

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Retrain/Wall Brick	1.00	1.00	1.00	0.80	276	\$26,220	\$0	\$26,220	\$21,039

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Retrain/Wall Brick	1.00	1.00	1.00	0.80	264	\$25,080	\$0	\$25,080	\$20,124

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Retrain/Wall Brick	1.00	1.00	1.00	0.80	120	\$11,400	\$0	\$11,400	\$9,147

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Retrain/Wall Brick	1.00	1.00	1.00	0.80	352	\$33,440	\$0	\$33,440	\$26,832

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	Wood Deck Treated	1.00	1.00	1.00	0.80	75	\$1,161	\$0	\$1,161	\$932

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$1,175,068	\$0	\$120,624	\$87,702	\$1,383,394	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
520192		11177		\$1,328,058	0.96	<u>\$738,250</u>	<u>0.96</u>
				<u>\$1,328,058</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$738,250	\$1,383,394	\$2,121,644	\$649,512	\$544,192	\$1,193,704	\$17,140.78
2024	\$708,720	\$1,328,058	\$2,036,778	\$668,997	\$560,517	\$1,229,514	\$17,662.95