

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11189	101	3	J	1001	61016DC08600

Owner(s): **Zarrin Atefeh**
Hrycenko Harry G

Situs Address: **518 N Downing St**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.04	\$216,580	\$29,720	\$246,300

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1914	1988	06/16/2021	lmoore	1.000000	80240	00000	00000	0.802400	2.570000	1.000000

Base Cost Value:	\$58,380
Inventory Adjustment Total:	\$7,719
Adjusted Base Cost:	\$169,873
DRC:	\$136,306
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	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	912	2	1,870
Interior - Accessory	Security System	0	912	0	300
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	912	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	912	0	319
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Lavatory	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350

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	0	0	2	2.0	0	0	0	0	0			912	912	0.00	0.00	58,379.76	58,379.76

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	Cov Porch FND	1.00	1.00	1.00	0.80	76	\$2,028	\$0	\$2,028	\$1,627

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	0.80	64	\$903	\$0	\$903	\$725

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$136,306	\$0	\$0	\$2,351	\$138,658	Residential	HS	<u>\$246,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
111891		11189		\$155,102	1.12	<u>\$283,245</u>	<u>1.20</u>
				<u>\$155,102</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$283,245	\$165,002	\$448,247	\$82,081	\$76,340	\$158,421	\$2,274.82
2024	\$294,574	\$155,102	\$449,676	\$84,543	\$78,630	\$163,173	\$2,344.11