

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>
11197	101	3	J	1001	61016DC09300

Owner(s):	Quan Jennifer L Quan Tracy Lynn	Situs Address: 139 6th Ave 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	Acre	0.11	\$238,000	\$79,720	\$317,720

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
153	1912	1997	06/16/2021	lmoore	1.000000	85240	00000	00000	0.852400	2.170000	1.000000

Base Cost Value:	\$207,770
Inventory Adjustment Total:	\$38,304
Adjusted Base Cost:	\$533,979
DRC:	\$455,164
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	1	2,235	3,576	3,576
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,235	0	0
Interior - Wall	Wood	0	0		0
Roofing Material	Composition Arch	0	1,184	0	178
Heating Accessory	Gas Stove w/flue	2	0	2,830	5,660
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,600	5,200
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Interior - Accessory	Security Sys. Video Door Phone	1	0	660	660
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Interior - Cabinetry	Soft Wood	0	0		0
Roof Type	Dormers	1	0	0	0
Roof Type	Hip	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Hood Fan	2	0	410	820
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Gas	0	0		0
Plumbing	Toilet	4	0	450	1,800
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Shower Stall - Tile	2	0	2,600	5,200

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	2	0	600	1,200
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Water Heater (Std)	2	0	450	900

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	0	0	0	0	1	0	1	0	0	0	0	0	384	384	0.00	0.00	29,279.04	29,279.04	
Basement	0	1	0	1	1	1.0	0	0	1	0	1	0	352	667	1,019	0.00	21,603.17	51,597.24	73,200.41
First Floor	1	1	1	0	1	2.0	0	1	1	0	0	0	1,184	1,184	0.00	0.00	125,813.80	125,813.80	

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	0.85	600	\$2,952	\$0	\$2,952	\$2,516

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.33	1.00	1.00	0.98	238	\$10,414	\$11,472	\$29,108	\$28,625

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	300	300.00
Plumbing	Toilet	1	0	445	445.00
Plumbing	Shower Stall - Fiberglass	1	0	550	550.00
Plumbing	Lavatory	1	0	400	400.00
Electrical	Service 100 amp	1	238	1000	1000.00
Plumbing	Laundry Tub	1	0	400	400.00
Interior-Finish Area	Office Area	0	238	33	7854.00
Heating & Cooling	Electrical wall heater	0	239	828451882	523.00

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 Mahogany	1.00	1.00	1.00	0.98	1,094	\$22,876	\$0	\$22,876	\$22,496

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Gar. Door Opener	2.17	1.00	1.00	0.85		\$450	\$0	\$977	\$832

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.85	12	\$0	\$0	\$0	\$0

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	0.85	114	\$561	\$0	\$561	\$478

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Car Charger	2.17	1.00	1.00	0.85		\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
153	\$455,164	\$0	\$0	\$54,948	\$510,111	Residential	HS	<u>\$317,720</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
111971		11197		\$570,610	1.12	<u>\$365,378</u>	<u>1.20</u>
				<u>\$570,610</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$365,378	\$589,395	\$954,773	\$126,107	\$251,324	\$377,431	\$5,419.66
2024	\$379,993	\$570,610	\$950,603	\$129,890	\$258,863	\$388,753	\$5,584.74