

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11202	101	3	J4	1001	61016CD00500

Owner(s):	<b>Lee John J</b> <b>Lee Han Sook</b> <b>Lee Revocable Living Trust</b>	Situs Address:	<b>518 N Prom</b> <b>Seaside,</b>
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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	1.35	\$700,000	\$38,250	\$738,250
	Residential	VHS	Acre	0.00	\$0	\$0	\$0

### 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
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 %
140	1977	1995	05/05/2016	cmccleary	1.000000	83910	00000	00000	0.839100	3.090000	1.000000

Base Cost Value:	\$137,310
Inventory Adjustment Total:	\$14,550
Adjusted Base Cost:	\$469,247
DRC:	\$393,745
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	2,089	2	3,238
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,089	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Skylights	2	0	0	0
Roofing Material	Composition Arch	0	2,089	0	522
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Door	2	0	0	0
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

## Residence Valuation

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	1	3	3.0	0	1	0	0	0			2,089	2,089	0.00	0.00	137,309.55	137,309.55

### 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	0.84	932	\$14,432	\$0	\$14,432	\$12,110

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	0.84	64	\$1,901	\$0	\$1,901	\$1,595

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.84	130	\$2,422	\$0	\$2,422	\$2,032

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Retain/Wall Conc.>3'	1.00	1.00	1.00	0.84	70	\$1,540	\$0	\$1,540	\$1,292

## 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	Patio	1.00	1.00	1.00	0.84	96	\$518	\$0	\$518	\$435

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.84	606	\$14,480	\$0	\$14,480	\$12,150

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements	Total			Land Class	RMV	
140	\$393,745	\$0	\$0	\$29,614	\$423,359	Residential	HS	\$738,250		
						Residential	VHS	\$0		
							Total:	<u>\$738,250</u>		

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524800		11202		\$406,424	0.96	<u>\$738,250</u>	<u>0.96</u>
				<u>\$406,424</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$738,250	\$426,134	\$1,164,384	\$617,501	\$196,341	\$813,842	\$11,686.21
2024	\$708,720	\$406,424	\$1,115,144	\$636,026	\$202,231	\$838,257	\$12,042.23

### Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
201907925	10/14/2019	\$730,000	33	Yes	Primary	11202	61016CD00500
					Additional	11201	61016DC09800

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