Appraisal Report

DISCLAIMER OF LIABILITY:

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey |
|------------|----------------------------|------------|--------|-------------|--------------|
| 11208 | 101 | 3 | J2 | 1001 | 61016DC10300 |
| | | | | | |
| Owner(s): | Branscomb Thomas M/Heidi A | Situs Addr | ess: 2 | 230 5th Ave | |
| | | | 5 | Seaside, | |

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV | | | |
|----------------------|-------------|------------|-------------------|---------------|------------|-------------|---------------|--|--|--|
| | Residential | HS | Acre | 0.07 | \$216,580 | \$29,720 | \$246,300 | | | |
| | | Land Cor | nponents | | | | | | | |
| | Category | | | Description | | | | | | |
| On-Site Utilities | | Public | Sewer | | _ | | | | | |
| On-Site Utilities | | Telepho | Telephone | | | | | | | |
| On-Site Utilities | | Public | Public Water | | | | | | | |
| On-Site Utilities | | Gas | Gas | | | | | | | |
| Off-Site Improveme | ent | Asphal | t-Concrete Street | | | | | | | |
| Neighborhood | | Urban | | | | | | | | |
| On-Site Utilities | | Electric | city | | | | | | | |
| Off-Site Improveme | ent | Curb-C | dutters | | | | | | | |
| Off-Site Improveme | ent | Public | Access | | | | | | | |
| Site Adjustments | | Unders | ize for Zoning | | | | | | | |
| Off-Site Improvement | ent | Sidewa | lk | | | | | | | |
| On-Site Improveme | ent | Landsc | ape-Fair | | | | | | | |
| | | | | | | | | | | |

Page 1 of 3

Residence Valuation

| Improvement: 1 | Stat Class | Year Built | E | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall I | LCM % | LMA % |
|----------------|---------------|---------------|---|-------------------|-------------------|-----------------|------------|-------|-------|-------|-----------|----------|----------|
| | 234 | 1928 | | 1961 | 07/06/2021 | lmoore | 1.000000 | 65240 | 00000 | 00000 | 0.652400 | 1.750000 | 1.000000 |

Base Cost Value: \$132,739

\$8,322 Inventory Adjustment Total:

Adjusted Base Cost: \$246,857 \$161,050

DRC:

Adjudicated Value:

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|--------------------|----------|-------|-----------|-----------|
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Foundation | Frame | 0 | 1,820 | -2 | -3,003 |
| Heat & Cool Fuel | Gas | 0 | 0 | | 0 |
| Heating & Cooling | Floor/Wall Furnace | 4 | 455 | 1,597 | 6,388 |
| 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 | 1,820 | 0 | 0 |
| Interior - Wall | Panel | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,820 | 0 | 637 |
| Windows | Double | 0 | 0 | | 0 |
| Windows | Metal | 0 | 0 | | 0 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Plumbing | Lavatory | 4 | 0 | 250 | 1,000 |
| Plumbing | Kitchen Sink | 4 | 0 | 400 | 1,600 |
| Plumbing | Toilet | 4 | 0 | 250 | 1,000 |
| Plumbing | Water Heater (Std) | 2 | 0 | 350 | 700 |

Room Grid

| | | | | | | Full | Half | | | | | | Aı | rea | | | Base | Cost | |
|-------------|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|--------|----|-------|-------|------------|----------|------------|------------|
| Floor Type | Liv | Kit | Din | Fam | Bed | Bth | Bth | Uty | Oth | Grt | Gar | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished | Total |
| First Floor | 4 | 4 | 0 | 0 | 4 | 4.0 | 0 | 0 | 0 | 0 | 0 | | | 1,820 | 1,820 | 0.00 | 0.00 | 132,739.00 | 132,739.00 |

RMV Summary (Before Index)

| | | Improven | Land | | | | | |
|----------------------------|-----------|----------|--------|-----------------------|-----------|--------------|------------|---------------------|
| Residence by Stat Class | Residence | Carport | Garage | Other Improvements | Total | Program Type | Land Class | RMV before index |
| 234 | \$161,050 | \$0 | \$0 | \$0 | \$161,050 | Residential | HS | \$246,300 |

Current RMV

| | | |] | Land | | | |
|---------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 112081 | l | 11208 | | \$165,236 | 1.03 | \$283,245 | 1.20 |
| | | | | \$165,236 | | | |
| | | | | - | · | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|-----------|----------|-----------|------------|
| 2023 | \$283,245 | \$173,933 | \$457,178 | \$103,894 | \$67,079 | \$170,973 | \$2,455.06 |
| 2024 | \$294,574 | \$165,236 | \$459,810 | \$107,010 | \$69,091 | \$176,101 | \$2,529.82 |

Page 3 of 3