Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	-	MA	NH_	Tax Code	TaxMapKey
11401	101		3	J	1001	61016DD13600
Owner(s):	Brown Joshua		Situs Add	ress:	415 N Jackson St	
					Seaside,	

Land Valuation

Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
Residential	HS	Acre	0.10	\$140,000	\$29,720	\$169,720
	Land Cor	ponents				
ategory			Description			
nt	Curb-G	utters				
nt	Asphal	-Concrete Street				
nt	Landsc	ape-Fair				
	Urban					
	Public	Water				
	Gas					
	Electric	ity				
	Public	Sewer				
nt	Public A	Access				
	Med/Li	ght Traffic				
	Top-Me	ed/Light				
nt	Sidewa	lk				
	View F	air				
	Telepho	one				
	Residential ategory nt nt nt	Residential HS Land Con ategory nt Curb-G Asphalt t Landsca Urban Public V Gas Electric Public S Med/Li Top-Me Sidewai View Fa	Residential HS Acre Land Components ategory Int Curb-Gutters Asphalt-Concrete Street Landscape-Fair Urban Public Water Gas Electricity Public Sewer Public Access Med/Light Traffic Top-Med/Light	Residential HS Acre 0.10 Land Components ategory Description nt Curb-Gutters Asphalt-Concrete Street Landscape-Fair Urban Public Water Gas Electricity Public Sewer public Access Med/Light Traffic Top-Med/Light Sidewalk View Fair	Residential HS Acre 0.10 \$140,000 Land Components ategory Description nt Curb-Gutters Asphalt-Concrete Street Landscape-Fair Urban Public Water Gas Electricity Public Sewer nt Public Access Med/Light Traffic Top-Med/Light sidewalk View Fair	Residential HS Acre 0.10 \$140,000 \$29,720 Land Components ategory Description The Curb-Gutters Asphalt-Concrete Street Landscape-Fair Urban Public Water Gas Electricity Public Sewer Public Access Med/Light Traffic Top-Med/Light Sidewalk View Fair

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Residence Valuation

Improvement: 1	Stat Class	Year Built	ffective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall 1	LCM %	LMA %
	120	1922	1940	06/16/2021	mpincombe	1.000000	55240	00000	00000	0.552400	2.440000	1.000000

Base Cost Value: \$42,509 Inventory Adjustment Total: \$411

Adjusted Base Cost: \$104,724 \$57,849

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric		0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Frame	0	866	-1	-1,039
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	0	0	0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	866	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Windows	Vinyl	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Plumbing	Toilet	1	0	200	200
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Bath Tub - W/O Shower	1	0	400	400

Room Grid

						Full	Half						Aı	ea			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	1	1	0	0	2	1.0	0	0	0	0	0			866	866	0.00	0.00	42,508.74	42,508.74

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 1/2	2.44	1.00	1.00	0.55	20	\$258	\$0	\$629	\$347

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Residence Valuation

Improvement: 2		Year Built	Effective Year	Appraisal Date	Appraiser Id			Func	Econ	Overall I	LCM %	LMA %
	110	1922	1940	05/07/2010	cmccleary	0.400000	55240	00000	00000	0.552400	1.950000	1.000000

Base Cost Value: \$17,142 Inventory Adjustment Total: \$1,500

Adjusted Base Cost: \$36,352 DRC: \$8,032

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	0	0	0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	240	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	240	0	0
Windows	Wood	0	0		0
Foundation	Frame	0	240	0	0
Foundation	Concrete	0	0		0
Plumbing	Water Heater (Std)	1	0	250	250
Plumbing	Lavatory	1	0	150	150
Plumbing	Toilet	1	0	150	150
Plumbing	Kitchen Sink	1	0	300	300
Plumbing	Shower Stall - Metal	1	0	650	650

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	1	1	0	0	1	1.0	0	0	0	0	0			240	240	0.00	0.00	17,141.80	17,141.80

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RMV Summary (Before Index)

		Improven	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
120	\$57,849	\$0	\$0	\$347	\$58,197	Residential	HS	\$169,720
110	\$8,032	\$0	\$0	\$0	\$8,032			
Totals:	\$65,882	\$0	\$0	\$347	\$66,229			

Current RMV

			Improvement			<u></u>	Land
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
114012		11401		\$8,984	1.12	\$195,178	1.20
114011		11401		\$65,098	1.12		
				\$74,082	1.12		
					·		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,178	\$78,812	\$273,990	\$56,584	\$54,791	\$111,375	\$1,599.28
2024	\$202,985	\$74,082	\$277,067	\$58,281	\$56,434	\$114,715	\$1,647.96

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