

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
11452	101	3	J	1001	61021AA01400

Owner(s): **Vintage Friends LLC**

Situs Address: **940 3rd Ave
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.19	\$140,000	\$29,720	\$169,720

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1948	1924	05/13/2022	bgermond	1.000000	3897	0000	0000	0.389700	2.57000	1.00000

Base Cost Value:	\$122,443
Inventory Adjustment Total:	\$13,620
Adjusted Base Cost:	\$349,683
DRC:	\$136,271
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,172	3	2,930
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,172	0	410
Windows	Wood	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Heating Accessory	1 Story Chimney	1	0	630	630
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750

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
Basement	0	0	0	1	1	0	0	1	0	0	0	0	1,064	0	1,064	0.00	47,527.76	0.00	47,527.76
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,172	1,172	0.00	0.00	68,774.56	68,774.56

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.689700	480.00	\$18,162	\$168	\$47,108	\$32,490

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Hip	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	168	168.00
Exterior Wall	Single	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0

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	Fencing Cedar 6 ft	1.00	1.00	1.00	0.39	90	\$2,435	\$0	\$2,435	\$949

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 Metal Cl 5	1.00	1.00	1.00	0.39	70	\$1,119	\$0	\$1,119	\$436

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	Drive Concrete	1.00	1.00	1.00	0.39	840	\$4,133	\$0	\$4,133	\$1,611

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 SLAB	1.00	1.00	1.00	0.39	68	\$1,541	\$0	\$1,541	\$601

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.39	252	\$6,760	(\$819)	\$5,941	\$2,315

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Other Improvements	Floor/Bare Earth	0	252	-3.25	-819.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
131	\$136,271	\$0	\$32,490	\$5,912	\$174,673	Residential	HS	<u><u>\$169,720</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
114521		11452		\$195,389	1.12	<u><u>\$195,178</u></u>	<u><u>1.20</u></u>
				<u><u>\$195,389</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,178	\$340,417	\$535,595	\$75,443	\$138,176	\$213,619	\$3,067.41
2024	\$202,985	\$195,389	\$398,374	\$77,706	\$142,321	\$220,027	\$3,160.88