

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>
11537	201	3	U	1001	61021AA10200

Owner(s): **Nelson Pedersen LLC**

Situs Address: **113 N Holladay Dr
Seaside,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Commercial	Roosevelt	Sq Ft	0.18	\$320,000	(\$112,046)	\$207,954

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	451	1940	2019	1	Mortuary	D	Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2019	Average	1	1	202	37	No	202201	60763.00

Occupancy

Use Code: 342 Name: Mortuary Height: 8 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 2019 Rank: 15 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 5400 Unit Cost: 5.7500000 Base Cost: 31050.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 33906.60 %Good: 80.00 Complete %: 100.0 DRC: 27125.28 Publication Date: 1/1/2024

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 60 Unit Cost: 23.5000000 Base Cost: 1410.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 1774.34 %Good: 80.00 Complete %: 100.0 DRC: 1419.48 Publication Date: 8/1/2023

Description: Concrete Paving Section: 66 Page: 2 Quantity: 167 Unit Cost: 7.0000000 Base Cost: 1166.50
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 1276.55 %Good: 80.00 Complete %: 100.0 DRC: 1021.24 Publication Date: 1/1/2024

Value for this Estimate: \$90,328

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
451	\$1	\$0	\$0	\$0	\$1	Commercial	Roosevelt	<u>\$207,954</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$90,328
					<u>\$90,328</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509230		11537		\$84,005	0.93	<u>\$207,953</u>	<u>1.00</u>
				<u>\$84,005</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$207,953	\$87,589	\$295,542	\$164,848	\$75,443	\$240,291	\$3,450.39
2024	\$207,953	\$84,005	\$291,958	\$169,793	\$77,706	\$247,499	\$3,555.51