

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.

| <u>Account ID</u> | <u>Property Class</u> | <u>MA</u> | <u>NH</u> | <u>Tax Code</u> | <u>TaxMapKey</u> |
|-------------------|-----------------------|-----------|-----------|-----------------|------------------|
| 11703 | 201 | 3 | U | 1001 | 61021AB10800 |

Owner(s): **Seaside Partners LLC**
Hutton Mark E/Caroline
Hutton Robert M/James

Situs Address: **103 1st Ave**
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 | C2-RR | Sq Ft | 0.22 | \$549,600 | \$12,725 | \$562,325 |

Commercial Valuation

Description

Improvement 1

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 490 | 1937 | 520 | 1 | Guest Cottage | D | Low |

Valuation

Cost Approach

Section1

| Total Sqft Area | Condition | #Stories/ Section | #Stories/ Building | Average Perimeter or # of Units | Effective Age | Override | Base Date | Section Value |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 520 | Average | 1 | 1 | 92 | 87 | No | 202201 | 12032.00 |

Occupancy

Use Code: 538 Name: Guest Cottage Height: 8 Rank: 10 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 520 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Shed Section: 17 Page: 12 Quantity: 120 Unit Cost: 34.1500000 Base Cost: 4098.64
 LCM: 1.04000 CMM: 1.17000 Replacement Cost: 4986.45 %Good: 10.00 Complete %: 100.0 DRC: 498.64 Publication Date: 10/10/2024

Commercial Valuation

Description

Improvement 2

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|-------------------------------|--------------------|----------------------|
| 2022 | 490 | 1937 | 252 | 1 | Residential Garage - Detached | D | Low |

Valuation

Cost Approach

Section2

| Total Sqft Area | Condition | #Stories/ Section | #Stories/ Building | Average Perimeter or # of Units | Effective Age | Override | Base Date | Section Value |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 252 | Average | 1 | 1 | 64 | 87 | No | 202201 | 2247.00 |

Occupancy

Use Code: 152 Name: Residential Garage - Detached Height: 8 Rank: 10 Use as % of Total: 100 Class: D

Components

Additions

Basement

Other

Description: Shed Section: 17 Page: 12 Quantity: 120 Unit Cost: 34.1500000 Base Cost: 4098.64
 LCM: 1.04000 CMM: 1.17000 Replacement Cost: 4986.45 %Good: 10.00 Complete %: 100.0 DRC: 498.64 Publication Date: 10/10/2024

Value for this Estimate: \$14,778

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 490 | \$1 | \$0 | \$0 | \$0 | \$1 | Commercial | C2-RR | <u>\$562,325</u> |

| Single Line Backdate | Single Line Backdate Value | Improvement(s) | | % Complete | RMV before index |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|---------------------|
| | | Valuation Approach | Improvement type | | |
| | | Cost | Commercial | 1.000000 | \$14,778 |
| | | | | | <u>\$14,778</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|-----------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 523098 | | 11703 | | \$13,743 | 0.93 | <u>\$562,325</u> | <u>1.00</u> |
| | | | | <u>\$13,743</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|----------|-----------|-----------|---------|-----------|------------|
| 2023 | \$562,325 | \$14,016 | \$576,341 | \$493,754 | \$173 | \$493,927 | \$7,092.45 |
| 2024 | \$562,325 | \$13,743 | \$576,068 | \$508,566 | \$178 | \$508,744 | \$7,308.52 |