

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>
11767	201	3	U	1001	61021AC02601

Owner(s): **T D & R Enterprises Inc**

Situs Address: **133 Broadway St
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	Broadway C2	Sq Ft	0.12	\$404,298	\$335,762	\$740,060

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	492	1940	5400	1	Theater - Cinema	C	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
5400	Average	1	1	300	25	No	202201	981578.00

Occupancy

Use Code: 380 Name: Theater - Cinema Height: 28 Rank: 15 Use as % of Total: 100 Class: C

Components

Use Code: 604	System: HVAC (Heating)	Description: Hot Water
SQFT: 5400	Rank: 10 %: -1	Depreciation: 0 Other: 1.00
Use Code: 625	System: HVAC (Heating)	Description: Refrigerated Cooling, Pack
SQFT: 5400	Rank: 15 %: 0	Depreciation: 0 Other: 1.00
Use Code: 762	System: Mezzanines	Description: Mezzanines-Open
SQFT: 404	Rank: 15 %: -1	Depreciation: 0 Other: 0
Use Code: 762	System: Mezzanines	Description: Mezzanines-Open
SQFT: 198	Rank: 15 %: -1	Depreciation: 0 Other: 0
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 1734	Rank: 15 %: 0	Depreciation: 0 Other: 0

Additions

Use Code: 631	Description: 12' Hood w/Fire Supp	LM: True	Units: 12	Base Date: 202003	Cost: 1410.
Use Code: 631	Description: 18' Front Bar	LM: True	Units: 18	Base Date: 202003	Cost: 277.0
Use Code: 631	Description: 215 Theater Seats	LM: True	Units: 215	Base Date: 202003	Cost: 230.0
Use Code: 631	Description: 6' Hood - no fire supp	LM: True	Units: 6	Base Date: 202003	Cost: 840.0
Use Code: 631	Description: 91sf WI Cooler	LM: True	Units: 91	Base Date: 202003	Cost: 92.00

Commercial Valuation

Use Code: 631	Description: Cinema Balcony	LM: True	Units: 2622	Base Date: 202108	Cost: 49.00
Use Code: 631	Description: Finished Mezzanine	LM: True	Units: 1230	Base Date: 202108	Cost: 82.50

Basement
Other

Value for this Estimate: \$981,578

RMV Summary (Before Index)

Improvement(s)						Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
492	\$1	\$0	\$0	\$0	\$1	Commercial	Broadway C2	<u>\$740,060</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		%	RMV
		Valuation Approach	Improvement type	Complete	before index
		Cost	Commercial	1.000000	<u>\$981,578</u>
					<u>\$981,578</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
523120		11767		\$912,867	0.93	<u>\$740,059</u>	<u>1.00</u>
				<u>\$912,867</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$740,059	\$955,612	\$1,695,671	\$583,714	\$397,406	\$981,120	\$15,602.02
2024	\$740,059	\$912,867	\$1,652,926	\$601,225	\$409,328	\$1,010,553	\$16,031.22