

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>
11845	701	3	U	1001	61021AC09600

Owner(s): **Maclean William J**

Situs Address: **365 S Columbia 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	Multi-Family	Acre	0.23	\$455,267	\$67,170	\$522,437

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1942	816	1	Multiple Res (Low Rise)	D	Average Minus

Valuation

Cost Approach

Basement

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
816	Average	1	1	116	36	No	202301	111288.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 8 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 1344 Rank: 15 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 759 System: Mezzanines Description: Mezzanines
 SQFT: 528 Rank: 15 %: -1 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 344 Unit Cost: 7.0000000 Base Cost: 2408
 LCM: 1.05000 CMM: 1.16000 Replacement Cost: 2932.94 %Good: 80.00 Complete %: 100.0 DRC: 2346.36 Publication Date: 1
 Description: Enclosed Porch Section: 12 Page: 40 Quantity: 40 Unit Cost: 138.5000000 Base Cost: 5540
 LCM: 1.04000 CMM: 1.00000 Replacement Cost: 5761.60 %Good: 80.00 Complete %: 100.0 DRC: 4609.28 Publication Date: 8
 Description: Shed Section: 17 Page: 12 Quantity: 192 Unit Cost: 34.1500000 Base Cost: 6556
 LCM: 1.04000 CMM: 1.31000 Replacement Cost: 8932.98 %Good: 80.00 Complete %: 100.0 DRC: 7146.39 Publication Date: 4

Value for this Estimate: \$125,389

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1942	332	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
332	Average	1	1	84	36	No	202301	8122.00

Occupancy

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

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 332 Rank: 15 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$8,122

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1942	476	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
476	Average	1	1	96	36	No	202301	11227.00

Occupancy

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

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 476 Rank: 15 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$11,227

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	1	600.00	7200.00								
Multi-Family	1	800.00	9600.00								
Multi-Family	1	905.00	10860.00								
Totals:	3	2305.00	27660.00	0.050000	0.350000	17080	0.05000000	341601.00	522436.99	4020.00	0

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	1	7200.00										
Multi-Family	1	9600.00										
Multi-Family	1	10860.00										
Totals:	3	27660.00	0.050000	1922.8		0	0	0		522436.99	4020.00	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
420	\$1	\$0	\$0	\$0	\$1	Commercial	Multi-Family	\$522,437
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
Totals:	\$1	\$0	\$0	\$0	\$1			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Cost	Commercial	1.000000	\$125,389
		Income	Commercial	1.000000	
		Cost	Commercial	1.000000	\$8,122
		Cost	Commercial	1.000000	\$11,227
					\$144,738

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538124		11845			1.03	\$522,436	1.03
538125		11845		\$8,365	1.03		
538126		11845		\$11,563	1.03		
509351		11845		\$129,150	1.03		
				\$149,078	1.03		

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	\$522,436	\$150,084	\$672,520	\$256,614	\$73,719	\$330,333	\$4,743.35
2024	\$538,109	\$149,078	\$687,187	\$264,312	\$75,930	\$340,242	\$4,887.88