

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>
12073	701	3	U	1029	61021AD13900

Owner(s): **Silvis Andrew**
Nabors Huyen

Situs Address: **741 Avenue B**
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	0.40	\$693,000	(\$145,302)	\$547,698

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	1935	1012	1	Motel Room, 1 Sty., Sgl. Row	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
1012	Average	1	1	134	36	No	202301	42000.00

Occupancy

Use Code: 543 Name: Motel Room, 1 Sty., Sgl. Row Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 1012 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: undescribed LM: True Units: 5 Base Date: 199403 Cost: 400.0
 Use Code: 631 Description: undescribed LM: True Units: 7 Base Date: 199403 Cost: 1520.

Basement

Other

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 24 Unit Cost: 30.0500000 Base Cost: 721.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 779.98 %Good: 80.00 Complete %: 100.0 DRC: 623.98 Publication Date: }

Value for this Estimate: \$42,624

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	1935	880	1	Guest Cottage	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
880	Average	1	1	128	36	No	202301	23352.00

Occupancy

Use Code: 538 Name: Guest Cottage Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 880 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2500 Unit Cost: 5.7500000 Base Cost: 1437
 LCM: 1.05000 CMM: 1.16000 Replacement Cost: 17508.75 %Good: 50.00 Complete %: 100.0 DRC: 8754.38 Publication Date: 1
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 80 Unit Cost: 30.0500000 Base Cost: 2404
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 2599.93 %Good: 80.00 Complete %: 100.0 DRC: 2079.94 Publication Date: 8

Value for this Estimate: \$34,186

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	1935	528	1	Guest Cottage	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
528	Average	1	1	92	36	No	202301	14589.00

Occupancy

Use Code: 538 Name: Guest Cottage Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 528 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 28 Unit Cost: 30.0500000 Base Cost: 841.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 909.97 %Good: 80.00 Complete %: 100.0 DRC: 727.98 Publication Date: {

Value for this Estimate: \$15,317

Commercial Valuation

Description

Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1935	440	1	Guest Cottage	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
440	Average	1	1	84	36	No	202301	12449.00

Occupancy

Use Code: 538 Name: Guest Cottage Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 440 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 24 Unit Cost: 30.0500000 Base Cost: 721.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 779.98 %Good: 80.00 Complete %: 100.0 DRC: 623.98 Publication Date: {

Value for this Estimate: \$13,073

Commercial Valuation

Description

Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1935	440	1	Guest Cottage	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
440	Average	1	1	84	36	No	202301	12449.00

Occupancy

Use Code: 538 Name: Guest Cottage Height: 9 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 440 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 24 Unit Cost: 30.0500000 Base Cost: 721.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 779.98 %Good: 80.00 Complete %: 100.0 DRC: 623.98 Publication Date: {

Value for this Estimate: \$13,073

Commercial Valuation

Description

Improvement 6

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1935	1116	1	Motel, Office-Apartment	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1116	Average	1	1	140	31	No	202301	45661.00

Occupancy

Use Code: 544 Name: Motel, Office-Apartment Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 610 System: HVAC (Heating) Description: Wall Furnace
 SQFT: 1116 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 72 Unit Cost: 30.0500000 Base Cost: 216:
 LCM: 1.0500 CMM: 1.0300 Replacement Cost: 2339.93 %Good: 80.00 Complete %: 100.0 DRC: 1871.95 Publication Date: }

Value for this Estimate: \$47,533

Commercial Valuation

Description

Improvement 7

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	420	1935	378	1	Residential Garage - Detached	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
378	Average	1	1	78	44	No	202301	3283.00

Occupancy

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

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: 0 Rank: 10 %: 0 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Shed Section: 17 Page: 12 Quantity: 210 Unit Cost: 34.1500000 Base Cost: 7171
 LCM: 1.04000 CMM: 1.31000 Replacement Cost: 9770.45 %Good: 80.00 Complete %: 100.0 DRC: 7816.36 Publication Date: 4
 Description: Wood Fence Trash Enclosure Section: 66 Page: 5 Quantity: 60 Unit Cost: 26.7500000 Base Cost: 1602
 LCM: 1.04000 CMM: 1.16000 Replacement Cost: 1936.27 %Good: 50.00 Complete %: 100.0 DRC: 968.14 Publication Date: 1

Value for this Estimate: \$12,067

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	755.00	9060.00								
Multi-Family	6	875.00	63000.00								
Multi-Family	1	1050.00	12600.00								
Totals:	8	2680.00	84660.00	0.050000	0.350000	52278	0.0515000	1015098.00	547697.88	10720.00	456680.00

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	9060.00										
Multi-Family	6	63000.00										
Multi-Family	1	12600.00										
Totals:	8	84660.00	0.050000	1922.8		0	0	0		547697.88	10720.00	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
420	\$0	\$0	\$0	\$0	\$0	Commercial	Roosevelt	<u>\$547,698</u>
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
420	\$0	\$0	\$0	\$0	\$0			
Totals:	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		Income	Commercial	1.000000	<u>6680.00000000</u>
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
		Income	Commercial	1.000000	_____
					<u>\$456,680</u>

Current RMV

Improvement						Land	
<u>Impr ID</u>	<u>From/To</u>	<u>Account ID</u>	<u>Percent</u>	<u>Indexed RMV</u>	<u>Cumulative Index</u>	<u>Indexed RMV</u>	<u>Cumulative Index</u>
509401		12073			1.03	\$547,697	1.03
509402		12073			1.03		
509403		12073			1.03		
509404		12073			1.03		
509405		12073			1.03		
509406		12073			1.03		
509398		12073			1.03		
				\$470,380	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	\$547,697	\$456,680	\$1,004,377	\$337,043	\$207,504	\$544,547	\$7,819.34
2024	\$564,127	\$470,380	\$1,034,507	\$347,154	\$213,729	\$560,883	\$8,057.52