

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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
12084	200	3	U	1029	61021AD15000

Owner(s): **Wauna Federal Credit Union**

Situs Address: **845 Avenue C
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Roosevelt	Sq Ft	0.26	\$448,760	\$44,876	\$493,636

Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
Off-Site Improvement	Public Access

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Commercial	Roosevelt	\$493,636

Current RMV

Land	
Indexed RMV	Cumulative Index
\$493,636	1.00

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$493,636	\$0	\$493,636	\$200,637	\$21,411	\$222,048	\$3,188.45
2024	\$493,636	\$0	\$493,636	\$206,656	\$22,053	\$228,709	\$3,285.59

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201809163	11/28/2018	\$449,000	33	Yes	Primary	12084	61021AD15000
					Additional	12083	61021AD14900
201706451	04/12/2017	\$330,000	11	Yes	Primary	12084	61021AD15000
					Additional	12083	61021AD14900