

# 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>
12098	201	3	U	1029	61021AD16400

Owner(s): **Khan Masudur R**

Situs Address: **470 S Roosevelt Dr  
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	0.50	\$861,685	(\$185,305)	\$676,380

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	430	1993	3178	1	Restaurant	D	Good 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
3178	Average	1	1	250	31	No	202201	230860.00

#### Occupancy

Use Code: 350      Name: Restaurant      Height: 9      Rank: 25      Use as % of Total: 100      Class: D

#### Components

Use Code: 617      System: HVAC (Heating)      Description: Complete HVAC  
 SQFT: 3178      Rank: 30      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 12526      Unit Cost: 5.7500000      Base Cost: 720;  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 78650.75      %Good: 50.00      Complete %: 100.0      DRC: 39325.38      Publication Date: 1  
 Description: Concrete Paving      Section: 66      Page: 2      Quantity: 966      Unit Cost: 7.0000000      Base Cost: 676;  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 7384.10      %Good: 80.00      Complete %: 100.0      DRC: 5907.28      Publication Date: 1

**Value for this Estimate:**      \$276,092

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
430	\$1	\$0	\$0	\$0	\$1	Commercial	Roosevelt	<u>\$676,380</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	0.620000	\$171,177
					<u>\$171,177</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509386		12098		\$159,194	0.93	<u>\$676,379</u>	<u>1.00</u>
				<u>\$159,194</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$676,379	\$169,776	\$846,155	\$676,379	\$169,776	\$846,155	\$11,621.07
2024	\$676,379	\$159,194	\$835,573	\$676,379	\$159,194	\$835,573	\$11,510.36