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
12234	101	3	G	1001	61021CD08900
Owner(s):	Phillips Wayne F/Susan A	Situs Addı	ress: 1	1440 Beach Dr	
			9	Seaside,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.08	\$190,000	\$183,750	\$373,750
		Land Cor	nponents				
	Category			Description			
On-Site Utilities		Cable 7	v		_		
Off-Site Improveme	ent	Curb-G	utters				
On-Site Utilities		Telepho	one				
On-Site Improveme	nt	Landsc	ape-Fair				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Gas					
On-Site Utilities		Public	Water				
Off-Site Improveme	ent	Sidewa	lk				
Site Adjustments		Unders	ize for Zoning				
Neighborhood		Urban					
Off-Site Improveme	ent	Asphal	t-Concrete Street				
On-Site Utilities		Electric	eity				
On-Site Utilities	Public	Sewer					

10/10/2024 Page 1 of 4

Residence Valuation

Improvement: 1		Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	140	1938	1979	08/05/2022	norlaineta	1.000000	75240	00000	00000	0.752400	3.090000	300000.1

Base Cost Value: \$99,438
Inventory Adjustment Total: \$13,849
Adjusted Base Cost: \$350,056

DRC: \$263,382

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,360	3	3,509
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,320	4,640
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,360	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,360	0	340
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

10/10/2024 Page 2 of 4

Residence Valuation

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	2	2.0	0	0	0	0	0			1,360	1,360	0.00	0.00	99,438.00	99,438.00

			0	ther	Impi	ovem	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	1.00	1.00	0.75	308	\$2,495	\$0	\$2,495	\$1,877
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Agg, Conc,	1.00	1.00	1.00	0.75	300	\$2,430	\$0	\$2,430	\$1,828
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.75	288	\$4,460	\$0	\$4,460	\$3,355
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.75	120	\$3,917	\$0	\$3,917	\$2,947

10/10/2024

Residence Valuation

Other	Improvements	
-------	---------------------	--

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio Agg, Conc,	1.00	1.00	1.00	0.75	314	\$2,543	\$0	\$2,543	\$1,914

RMV Summary (Before Index)

		Improve	Land						
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	_	Program Type	Land Class	RMV before index
140	\$263,382	\$0	\$0	\$11,921	\$275,304		Residential	HS	\$373,750

Current RMV

			_	Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	_	Indexed RMV	Cumulative Index
122341		12234		\$258,785	0.94		\$373,750	1.04
				\$258,785		_		
					•			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$373,750	\$275,303	\$649,053	\$227,883	\$127,540	\$355,423	\$5,103.63
2024	\$388,700	\$258,785	\$647,485	\$234,719	\$131,366	\$366,085	\$5,259.12