

# 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>
12617	101	3	G5	1001	61021DB18805

Owner(s): **Arntson Neal L & Joyce A Trust**                                  Situs Address: **500 Farrell Ct  
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>
	Residential	HS	Acre	0.24	\$230,000	\$74,239	\$304,239

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Underground Utilities
On-Site Utilities	Gas
Water Front	River-Creek
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
152	1996	1996	05/25/2023	bgermond	1.000000	84620	00000	00000	0.846200	2.920000	1.000000

Base Cost Value:	\$183,440
Inventory Adjustment Total:	\$18,878
Adjusted Base Cost:	\$590,766
DRC:	\$499,907
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,723	2	4,049
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,324	0	199
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Oven/Single	1	0	870	870
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Range/Drop-In	1	0	900	900
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Toilet	4	0	450	1,800
Plumbing	Water Heater (Std)	1	0	450	450

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost				
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total	
Attic	0	0	0	0	2	2.0	0	0	0	0	0	0	0	0	797	797	0.00	0.00	49,127.82	49,127.82
First Floor	1	1	1	0	1	1.0	1	1	0	0	1			1,324	1,324	0.00	0.00	134,311.80	134,311.80	

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.846200	702.00	\$42,462	\$1,005	\$126,925	\$107,404

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	105.3	105.30
Exterior Wall	Cedar/Redwood	0	0	0	0

### Other Improvements

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	0.85	761	\$11,784	\$0	\$11,784	\$9,971

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.85	290	\$10,868	\$0	\$10,868	\$9,197

## Residence Valuation

### Other Improvements

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	0.85	1,416	\$11,470	\$0	\$11,470	\$9,706

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.85	104	\$717	\$0	\$717	\$607

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
152	\$499,907	\$0	\$107,404	\$29,481	\$636,791	Residential	HS	<u>\$304,239</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
126171		12617		\$598,583	0.94	<u>\$304,239</u>	<u>1.04</u>
				<u>\$598,583</u>			

## Certified Tax Roll Value

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<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	\$304,239	\$641,080	\$945,319	\$137,849	\$322,038	\$459,887	\$6,603.63
2024	\$316,408	\$598,583	\$914,991	\$141,984	\$331,699	\$473,683	\$6,804.85