

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>
12640	701	3	U	1001	61021DC00103

Owner(s):	Mathew633 LLC	Situation Address:	1715 S Franklin Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Multi-Family	Acre	0.50	\$857,078	\$34,545	\$891,623

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Average
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
Site Adjustments	Med/Light Traffic
Site Adjustments	Platted Lot

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	421	1966	288	1	Residential Garage - Attached	D	Average

Valuation

Cost Approach

Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
288	Average	1	1	72	26	No	202301	10455.00

Occupancy

Use Code: 153 Name: Residential Garage - Attached Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: -1 Rank: 25 %: -1 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 660 Unit Cost: 7.0000000 Base Cost: 4620
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 5045.04 %Good: 80.00 Complete %: 100.0 DRC: 4036.03 Publication Date: 1
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 52 Unit Cost: 23.5000000 Base Cost: 1220
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 1537.76 %Good: 80.00 Complete %: 100.0 DRC: 1230.21 Publication Date: 8
 Description: Deck Section: 66 Page: 2 Quantity: 288 Unit Cost: 29.1500000 Base Cost: 8390
 LCM: 1.04000 CMM: 1.04000 Replacement Cost: 9080.25 %Good: 80.00 Complete %: 100.0 DRC: 7264.20 Publication Date: 1

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	421	1966	1828	1	Multiple Res (Low Rise)	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
1828	Average	1	1	204	26	No	202301	159079.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 1828 Rank: 25 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 2 Base Date: 202008 Cost: 590.0
 Use Code: 631 Description: Exhaust Hood LM: True Units: 2 Base Date: 202008 Cost: 311.0

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 660 Unit Cost: 7.0000000 Base Cost: 4620.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 5045.04 %Good: 80.00 Complete %: 100.0 DRC: 4036.03 Publication Date: 1/1/2023
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 52 Unit Cost: 23.5000000 Base Cost: 1222.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 1537.76 %Good: 80.00 Complete %: 100.0 DRC: 1230.21 Publication Date: 8/1/2023
 Description: Deck Section: 66 Page: 2 Quantity: 288 Unit Cost: 29.1500000 Base Cost: 8394.00
 LCM: 1.04000 CMM: 1.04000 Replacement Cost: 9080.25 %Good: 80.00 Complete %: 100.0 DRC: 7264.20 Publication Date: 1/1/2023

Value for this Estimate: \$182,064

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	421	1961	1828	1	Multiple Res (Low Rise)	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
1828	Average	1	1	204	26	No	202301	159079.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 1828 Rank: 25 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 2 Base Date: 202008 Cost: 590.0
 Use Code: 631 Description: Exhaust Hood LM: True Units: 2 Base Date: 202008 Cost: 311.0

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 245 Unit Cost: 7.0000000 Base Cost: 1714.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 1872.78 %Good: 80.00 Complete %: 100.0 DRC: 1498.22 Publication Date: 1/1/2023
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 276 Unit Cost: 23.5000000 Base Cost: 6486.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 8161.98 %Good: 80.00 Complete %: 100.0 DRC: 6529.59 Publication Date: 8/1/2023
 Description: Deck Section: 66 Page: 2 Quantity: 276 Unit Cost: 29.1500000 Base Cost: 8045.40
 LCM: 1.04000 CMM: 1.04000 Replacement Cost: 8701.90 %Good: 80.00 Complete %: 100.0 DRC: 6961.52 Publication Date: 1/1/2023

Commercial Valuation

Description

Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	421	1961	864	1	Residential Garage - Attached	D	Average

Valuation

Cost Approach

Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
864	Average	1	1	120	26	No	202301	21035.00

Occupancy

Use Code: 153 Name: Residential Garage - Attached Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: -1 Rank: 25 %: -1 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 245 Unit Cost: 7.0000000 Base Cost: 1714.50
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 1872.78 %Good: 80.00 Complete %: 100.0 DRC: 1498.22 Publication Date: 1/1/2023

Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 276 Unit Cost: 23.5000000 Base Cost: 6486.00
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 8161.98 %Good: 80.00 Complete %: 100.0 DRC: 6529.59 Publication Date: 8/1/2023

Description: Deck Section: 66 Page: 2 Quantity: 276 Unit Cost: 29.1500000 Base Cost: 8045.40
 LCM: 1.04000 CMM: 1.04000 Replacement Cost: 8701.90 %Good: 80.00 Complete %: 100.0 DRC: 6961.52 Publication Date: 1/1/2023

Value for this Estimate: \$195,104

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	4	1425.00	68400.00								
Totals:	4	1425.00	68400.00	0.050000	0.350000	42237	0.0715000	590727.00	445812.00	9040.00	135875.00

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	4	68400.00										
Totals:	4	68400.00	0.050000	1922.8		0	0	0		445812.00	9040.00	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
421	\$94,309	\$0	\$10,799	\$10,960	\$116,068	Commercial	Multi-Family	<u>\$891,623</u>
421	\$91,186	\$0	\$19,873	\$3,737	\$114,796			
Totals:	<u>\$185,495</u>	<u>\$0</u>	<u>\$30,672</u>	<u>\$14,697</u>	<u>\$230,864</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s) Valuation Approach	Improvement type	% Complete	RMV before index
		Cost	Commercial	1.000000	<u>\$182,064</u>
		Cost	Commercial	1.000000	<u>\$195,104</u>
					<u>\$377,168</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524657		12640		\$200,957	1.03	<u>\$891,623</u>	<u>1.03</u>
524653		12640		\$187,525	1.03		
				<u>\$388,482</u>	<u>1.03</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$891,623	\$393,328	\$1,284,951	\$249,077	\$268,626	\$517,703	\$7,433.88
2024	\$918,371	\$388,482	\$1,306,853	\$256,549	\$276,684	\$533,233	\$7,660.30

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202101141	02/02/2021	\$476,047	06	Yes	Primary	12640	61021DC00103
					Additional	12751	61021DC07200
201302848	03/29/2013	\$525,000	35	Yes	Primary	12640	61021DC00103
					Additional	12751	61021DC07200
201207999	10/01/2012	\$500,000	04	Yes	Primary	12640	61021DC00103
					Additional	12751	61021DC07200