

# 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
12744	101	3	G	1001	61021DC07112

Owner(s): **Back Deck LLC**

Situs Address: **1642 S Edgewood St  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site	0.12	\$130,000	\$26,800	\$156,800

### Land Components

Category	Description
On-Site Utilities	Underground Utilities
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Water
Site Adjustments	Present Worth-Land
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	2004	2004			1.000000	90310	00000	00000	0.903100	1.000000	1.110000

Base Cost Value:	\$141,433
Inventory Adjustment Total:	\$16,035
Adjusted Base Cost:	\$174,789
DRC:	\$157,852
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,791	2	3,851
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Accessory	Miscellaneous	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,416	0	354
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
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
Plumbing	Jet Tub	1	0	3,300	3,300

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic					3	1.0								750	750	0.00	0.00	39,085.50	39,085.50
First Floor	1	1	1		1	1.0	1	1			1			1,416	1,416	0.00	0.00	102,347.20	102,347.20

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	440.00	\$23,446	\$510	\$26,591	\$24,015

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	440	0.25	110.00
Windows	Vinyl	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00

# 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	1.11	1.00	0.90	400	\$1,600	\$0	\$1,776	\$1,604

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Shed R	1.00	1.11	1.00	0.90	68	\$3,074	\$0	\$3,412	\$3,081

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	1.11	1.00	0.90	280	\$1,120	\$0	\$1,243	\$1,123

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$157,852	\$0	\$24,015	\$5,808	\$187,674	Residential	HS	<u>\$156,800</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528258		12744		\$509,726	2.72	<u>\$209,290</u>	<u>1.33</u>
				<u>\$509,726</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$167,432	\$358,702	\$526,134	\$89,592	\$237,153	\$326,745	\$4,738.99
2022	\$209,290	\$509,726	\$719,016	\$92,279	\$244,267	\$336,546	\$4,841.84