

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>
13052	101	3	I	1001	61022BB00600

Owner(s): Hazen Roy S Hazen Roy S Revocable Trust	Situs Address: 1021 4th Ave Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
On-Site Utilities	Cable Tv
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Off-Site Improvement	Gravel-Dirt Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1947	1967	05/18/2010	charper	1.000000	68490	00000	00000	0.684900	2.190000	1.000000

Base Cost Value:	\$59,610
Inventory Adjustment Total:	\$5,504
Adjusted Base Cost:	\$142,601
DRC:	\$97,667
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	868	3	3,021
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	868	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	868	0	304
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750

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
First Floor	1	1	0	0	2	1.0	0	1	0	0	1			868	868	0.00	0.00	56,620.64	56,620.64

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.684900	220.00	\$11,334	\$77	\$24,991	\$17,116

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	77	77.00
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	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	Drive Concrete	1.00	1.00	1.00	0.68	270	\$1,112	\$0	\$1,112	\$762

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.68	100	\$2,266	\$0	\$2,266	\$1,552

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Shed Plywood Gambrel	1.00	1.00	1.00	0.68	192	\$5,069	\$0	\$5,069	\$3,472

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
130	\$97,667	\$0	\$17,116	\$5,785	\$120,569	Residential	HS	<u>\$79,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
130521		13052		\$167,612	1.39	<u>\$116,288</u>	<u>1.53</u>
				<u>\$167,612</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$116,288	\$179,560	\$295,848	\$49,242	\$79,029	\$128,271	\$1,841.89
2024	\$120,939	\$167,612	\$288,551	\$50,719	\$81,399	\$132,118	\$1,897.99