

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>
13067	101	3	I	1001	61022BB01900

Owner(s): **Parsons Martin C**
Parsons Katie

Situs Address: **1141 3rd Ave**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
On-Site Utilities	Electricity
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Site Adjustments	View-Average
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
134	1906	1979	11/25/2020	cbrown	1.000000	75240	00000	00000	0.752400	2.190000	1.000000

Base Cost Value:	\$106,164
Inventory Adjustment Total:	\$6,610
Adjusted Base Cost:	\$246,974
DRC:	\$185,823
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	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,670	2	3,290
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,430	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500

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
First Floor	1	1	1	1	1	1.0	0	1	0	0	0	1,430	1,430	0.00	0.00	79,089.40	79,089.40		

Residence Valuation

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
Half Story	0	0	0	0	0	0	0	0	0	0	0			480	480	0.00	0.00	21,749.90	21,749.90

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Flat	1.000000	0.752400	360.00	\$7,770.40	(\$594.00)	\$15,716.32	\$11,824.96

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	360	0.35	126.00
Interior - Floor	Gravel/Dirt	0	360	-2	-720.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.75	444	\$8,428	\$0	\$8,428	\$6,342

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	2.19	1.00	1.00	0.75	154	\$2,413	\$0	\$5,285	\$3,976

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.75	672	\$7,939	\$0	\$7,939	\$5,973

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
134	\$185,823	\$11,825	\$0	\$16,291	\$213,939	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
130671		13067		\$297,413	1.39	<u>\$116,288</u>	<u>1.53</u>
				<u>\$297,413</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$116,288	\$316,397	\$432,685	\$103,745	\$126,498	\$230,243	\$3,306.16
2024	\$120,939	\$297,413	\$418,352	\$106,857	\$130,292	\$237,149	\$3,406.82

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202108775	08/14/2021	\$305,000	21	Yes	Primary	13067	61022BB01900
					Additional	13068	61022BB02000
