# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
13091	991	3	U	1029	61022BB04801
Owner(s):	Sunset Empire Park/Rec Dist	Situs Add	ragge 1	140 Broadway St	
Owner(s).	Sunset Empire I at NACC Dist	Situs Add.		easide,	

### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Roosevelt	Sq Ft	0.49	\$842,006	(\$589,404)	\$252,602

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# **Commercial Valuation**

## Description

Improvement 1	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2022	560	1980	15386	1	Natatorium		Good

#### Valuation

#### Cost Approach

ctio	

Condition			Average Perimeter or # of Units		Effective Age		Override						Section Value	n 
Average	1	1	583		22		No	20220	1				2628167.	00
7														
485	Name	: Natatorii	ım		Height: 1	18	Rank:	30	Use a	s % of Total:	100	Class	s: C	
ts														
Code: 614	Syste	em: HVAC	(Heating)		Description	1:	Heat Pump							
Г: 15386	Rank:	30	<b>%</b> : 0	De	preciation: (	)			Other:	1.00				
Code: 764	Syste	em: Miscel	laneous		Description	1:	Fire Alarm	System						
Γ: 15386	Rank:	30	%: -1	De	preciation: (	)			Other:	0				
Code: 681	Syste	em: Sprink	lers		Description	ı:	Sprinklers							
Γ: 15386	Rank:	30	<b>%</b> : 0	De	preciation: (	)			Other:	0				
	Average 485  ts Code: 614 F: 15386 Code: 764 F: 15386 Code: 681	Condition         Section           Average         1           485         Name           ts         Code: 614         Syste           F: 15386         Rank:         Code: 764         Syste           F: 15386         Rank:         Code: 681         Syste	Average 1 1  485 Name: Natatoriu  ts  Code: 614 System: HVAC  F: 15386 Rank: 30  Code: 764 System: Miscel  F: 15386 Rank: 30  Code: 681 System: Sprink	Manual System: HVAC (Heating)   Rank: 30   %: -1   Code: 681   System: Sprinklers   Sprinklers	#Stories/ #Stories/. Perimeter or Section Building # of Units  Average 1 1 583  485 Name: Natatorium  ts  Code: 614 System: HVAC (Heating)  F: 15386 Rank: 30 %: 0 De  Code: 764 System: Miscellaneous  F: 15386 Rank: 30 %: -1 De  Code: 681 System: Sprinklers	Condition         #Stories/ #Stories/. Building         Perimeter or # of Units         Effective Age           Average         1         1         583         22           485         Name: Natatorium         Height: 1           ts         Code: 614         System: HVAC (Heating)         Description           E: 15386         Rank: 30         %: 0         Depreciation: 0           Code: 764         System: Miscellaneous         Description           E: 15386         Rank: 30         %: -1         Depreciation: 0           Code: 681         System: Sprinklers         Description	Condition         #Stories/ #Stories/. Building         Perimeter or # of Units         Effective Age           Average         1         1         583         22           485         Name: Natatorium         Height: 18           ts         Code: 614         System: HVAC (Heating)         Description: 0           E: 15386         Rank: 30         %: 0         Depreciation: 0           Code: 764         System: Miscellaneous         Description: 0           E: 15386         Rank: 30         %: -1         Depreciation: 0           Code: 681         System: Sprinklers         Description:	Condition #Stories/ #Stories/. Perimeter or Section Building # of Units Age Override  Average 1 1 583 22 No  485 Name: Natatorium Height: 18 Rank:  ts  Code: 614 System: HVAC (Heating) Description: Heat Pump  F: 15386 Rank: 30 %: 0 Depreciation: 0  Code: 764 System: Miscellaneous Description: Fire Alarm  F: 15386 Rank: 30 %: -1 Depreciation: 0  Code: 681 System: Sprinklers Description: Sprinklers	Condition #Stories/ #Stories/. Perimeter or Section Building # of Units Age Override Date  Average 1 1 583 22 No 20220  485 Name: Natatorium Height: 18 Rank: 30  ts  Code: 614 System: HVAC (Heating) Description: Heat Pump  E: 15386 Rank: 30 %: 0 Description: Fire Alarm System  E: 15386 Rank: 30 %: -1 Depreciation: 0  Code: 681 System: Sprinklers Description: Sprinklers	Condition #Stories/ #Stories/. Perimeter or Section Building # of Units Age Override Date  Average 1 1 583 22 No 202201  Average 1 1 583 22 No 202201  Assert Name: Natatorium Height: 18 Rank: 30 Use a state to section Building # of Units Age Override Date  The section Building # of Units Age Override Date  No 202201  Assert Name: Natatorium Height: 18 Rank: 30 Use a state to section Heat Pump  The section Building # of Units Age Override Date  The section Building # of Units Age Override Date  Description: Heat Pump  Description: Fire Alarm System  The section Building # of Units Age Override Date  Description: Fire Alarm System  Description: Sprinklers Description: Sprinklers	Condition #Stories/ #Stories/. Perimeter or Section Building # of Units Age Override Date  Average 1 1 583 22 No 202201  Average Name: Natatorium Height: 18 Rank: 30 Use as % of Total:  ts  Code: 614 System: HVAC (Heating) Description: Heat Pump  E: 15386 Rank: 30 %: 0 Depreciation: 0 Other: 1.00  Code: 764 System: Miscellaneous Description: Fire Alarm System  E: 15386 Rank: 30 %: -1 Depreciation: 0 Other: 0  Code: 681 System: Sprinklers Description: Sprinklers	Condition Section Building H of Units Age Override Date  Average 1 1 583 22 No 202201  Average Name: Natatorium Height: 18 Rank: 30 Use as % of Total: 100  ts  Code: 614 System: HVAC (Heating) Description: Heat Pump  E: 15386 Rank: 30 %: 0 Depreciation: 0 Other: 1.00  Code: 764 System: Miscellaneous Description: Fire Alarm System  E: 15386 Rank: 30 %: -1 Depreciation: 0 Other: 0  Code: 681 System: Sprinklers Description: Sprinklers	Condition Section Building # of Units Age Override Date  Average 1 1 583 22 No 202201  Average Name: Natatorium Height: 18 Rank: 30 Use as % of Total: 100 Class ts  Code: 614 System: HVAC (Heating) Description: Heat Pump  E: 15386 Rank: 30 %: 0 Depreciation: 0 Other: 1.00  Code: 764 System: Miscellaneous Description: Fire Alarm System  E: 15386 Rank: 30 %: -1 Depreciation: 0 Other: 0  Code: 681 System: Sprinklers Description: Sprinklers	#Stories/ #Stories/. Perimeter or Section   Building   # of Units   Age   Override   Date   Section   Value

#### Additions

**Basement** 

Other

Description: Shed	Section: 17	Page: 12	Quantity: 6	644 Unit Cost:	34.1500000	Base Cost: 2199	
LCM: 1.0400 CMM: 1.1700 Replacement Cost:	26760.60	%Good: 80.00	Complete 9	%: 100.0 DRC: 21	408.48 Pub	olication Date: 5	
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 6	Unit Cost:	23.5000000	Base Cost: 1440	
LCM: 1.0400 CMM: 1.2100 Replacement Cost:	18127.88	%Good: 80.00	Complete %	%: 100.0 DRC: 14	502.30 Pub	olication Date: {	
Description: Concrete Paving	Section: 66	Page: 2	Quantity: 2	2150 Unit Cost:	7.0000000	Base Cost: 1505	
LCM: 1.0500 CMM: 1.0400 Replacement Cost:	16434.60	%Good: 80.00	Complete %	%: 100.0 DRC: 13	147.68 Pub	olication Date:	

## **Commercial Valuation**

Total Sqft Area			#Stories/. Building	Average Perimeter or # of Units		Effective Age	;	Override	Base Date		Section Value
2980	Average	1	1	232		22		No	20220	1	258452.0
Occupancy											
Use Code: 3	356	Name	: Classroom	ı		Height:	10	Rank:	20	Use as % of Total: 100	Class: D
Components											
Use Co	de: 603	Syste	m: HVAC (	Heating)		Descripti	on:	Forced Air V	Unit		
SQFT:	2980	Rank:	20	<b>%</b> : 0	De	preciation:	0			Other: 1.00	
Additions											
Basement											
Other											
Descrip	tion: Shed			Sect	tion: 17	Page: 1	12	Quantity:	644	Unit Cost: 34.1500000 Bas	se Cost: 2199
LCM:	1.0400( CMM:	1.1700	Replaceme	ent Cost: 26	760.60	%Good: 8	80.00	Complete (	%: 100.	0 DRC: 21408.48 Publica	tion Date:
Descrip	tion: Covered	Porch -	- Slab w/Roo	of (50sf) Sect	tion: 12	Page: 4	10	Quantity:	613	Unit Cost: 23.5000000 Bas	se Cost: 1440
LCM:	1.0400( CMM:	1.2100	Replaceme	ent Cost: 18	127.88	%Good: 8	80.00	Complete 6	%: 100.	0 DRC: 14502.30 Publica	tion Date: {
Descrip	tion: Concret	e Paving	g	Sec	tion: 66	Page: 2	2	Quantity:	2150	Unit Cost: 7.0000000 Bas	se Cost: 150:
LCM:	1.0500( CMM:	1.0400	Replaceme	ent Cost: 16	434.60	%Good: 8	80.00	Complete 6	%: 100.	0 DRC: 13147.68 Publica	tion Date:
Descrip	tion: Asphalt	Paving		Sect	tion: 66	Page: 2	2	Quantity:	1764	Unit Cost: 5.7500000 Bas	se Cost: 1014
LCM:	1.0500( CMM:	1.0400	Replaceme	ent Cost: 11	076.16	%Good: 8	80.00	Complete 6	%: 100.	0 DRC: 8860.92 Publica	tion Date:
Descrip	tion: Deck			Sect	tion: 66	Page: 2	2	Quantity:	812	Unit Cost: 29.1500000 Bas	se Cost: 2366
LCM:	1.0400( CMM:	1.0400	Replaceme	ent Cost: 25	601.26	%Good: 8	80.00	Complete 6	%: 100.	0 DRC: 20481.00 Publica	tion Date:
Descrip	tion: Asphalt	Paving	BB court	Sect	tion: 66	Page: 2	2	Quantity:	3600	Unit Cost: 5.7500000 Bas	se Cost: 2070
LCM:	1.0500( CMM:	1.0400	Replaceme	ent Cost: 22	604.40	%Good: :	50.00	Complete 6	%: 100.	0 DRC: 11302.20 Publica	tion Date:
										Value for this Estimate:	\$2,976,32

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# **RMV Summary (Before Index)**

		Improv	vement(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
560	\$1	\$0	\$0	\$0	\$1	Commercial	Roosevelt	\$252,602
Single Line Backdate	Single Line Backdate Value	Improv Valuation Approach Cost	r <b>ement(s)</b> Improvementype Commercial	1.000000	RMV before index \$2,976,321 \$2,976,321			

### **Current RMV**

			]	Land			
 Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531950	13091		\$2,767,978	0.93	\$252,601	1.00	
			\$2,767,978				

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