

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
13224	101	3	I	1029	61022BC08400

Owner(s): **Rally Time LLC**

Situs Address: **1265 Avenue D
Seaside,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.46	\$55,000	\$74,075	\$129,075

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Rural	Homesite-Average
On-Site Utilities	Electricity
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
Site Adjustments	Top-Med/Light
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 %
126	1930	1915	12/17/2020	cbrown	1.000000	30240	00000	00000	0.302400	2.140000	1.000000

Base Cost Value:	\$88,431
Inventory Adjustment Total:	\$4,648
Adjusted Base Cost:	\$199,190
DRC:	\$60,235
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,499	2	2,398
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	1,499	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Shed	0	0		0
Roofing Material	Composition	0	1,499	0	0
Windows	Metal	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Toilet	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350

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	1	1.0	0	0	0	0	1			1,499	1,499	0.00	0.00	63,328.11	63,328.11
Second Floor	0	0	0	0	2	0	0	0	0	0	0			672	672	0.00	0.00	25,103.04	25,103.04

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.302400	576.00	\$15,267	\$0	\$32,671	\$9,880

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Shed	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete	0	0	0	0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
126	\$60,235	\$0	\$9,880	\$0	\$70,115	Residential	HS	<u>\$129,075</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
132241		13224		\$97,472	1.39	<u>\$189,998</u>	<u>1.53</u>
				<u>\$97,472</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$189,998	\$103,693	\$293,691	\$176,023	\$44,641	\$220,664	\$3,168.58
2024	\$197,597	\$97,472	\$295,069	\$181,303	\$45,980	\$227,283	\$3,265.10