

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>
13347	701		3	U	1029	61022BD01400

Owner(s): **Doney Properties LLC**

Situs Address: **355 S Wahanna Rd
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Multi-Family	Sq Ft	1.00	\$554,969	\$117,463	\$672,432

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1994	12792	2	Multiple Res (Low Rise)	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
12792	Average	2	2	576	30	No	202301	1016562.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 8 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 12852 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 360 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher (20) LM: True Units: 20 Base Date: 202008 Cost: 590.0
 Use Code: 631 Description: Garbage Disposal (20) LM: True Units: 20 Base Date: 202008 Cost: 194.0
 Use Code: 631 Description: Hood/Fan (20) LM: True Units: 20 Base Date: 202008 Cost: 311.0

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 18900 Unit Cost: 5.7500000 Base Cost: 108600.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 118673.10 %Good: 80.00 Complete %: 100.0 DRC: 94938.48 Publication Date: 1/1/2024
 Description: Concrete Paving Section: 66 Page: 2 Quantity: 1240 Unit Cost: 7.0000000 Base Cost: 8680.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 9478.56 %Good: 80.00 Complete %: 100.0 DRC: 7582.85 Publication Date: 1/1/2024

Commercial Valuation

Description: Covered Porch - Wood w/Roof (50sf Section: 12 Page: 40 Quantity: 360 Unit Cost: 47.4000000 Base Cost: 1700

LCM: 1.0400 CMM: 1.2200 Replacement Cost: 21650.80 %Good: 80.00 Complete %: 100.0 DRC: 17320.64 Publication Date: 8

Value for this Estimate: \$1,136,404

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1994	8477	2	Multiple Res (Low Rise)	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
8477	Average	2	2	405	30	No	202301	661740.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 8 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 8499 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 240 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 1010 Unit Cost: 6.0000000 Base Cost: 6060
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 6616.31 %Good: 80.00 Complete %: 100.0 DRC: 5293.05 Publication Date: 1
 Description: Covered Porch - Slab w/Roof (50sf) Section: 12 Page: 40 Quantity: 280 Unit Cost: 23.5000000 Base Cost: 6580
 LCM: 1.04000 CMM: 1.21000 Replacement Cost: 8280.27 %Good: 80.00 Complete %: 100.0 DRC: 6624.22 Publication Date: 8

Value for this Estimate: \$673,657

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	20	1050.00	252000.00								
Totals:	20	1050.00	252000.00	0.050000	0.350000	155610	0.0515000	3021553.00	672432.20	26800.00	2322321.00

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	20	252000.00										
Totals:	20	252000.00	0.050000	1922.8		0	0	0		672432.20	26800.00	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
421	\$1	\$0	\$0	\$0	\$1	Commercial	Multi-Family	<u>\$672,432</u>
421	\$1	\$0	\$0	\$0	\$1			
Totals:	<u>\$2</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		Income	Commercial	1.000000	2321.00000000
		Income	Commercial	1.000000	
					<u>\$2,322,321</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509643		13347			1.03	<u>\$672,432</u>	<u>1.03</u>
509641		13347			1.03		
				<u>\$2,391,990</u>	<u>1.03</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$672,432	\$2,322,321	\$2,994,753	\$250,129	\$1,302,345	\$1,552,474	\$22,292.45
2024	\$692,604	\$2,391,990	\$3,084,594	\$257,632	\$1,341,415	\$1,599,047	\$22,971.57