

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>
13433	101	3	I	1029	61022CB00800

Owner(s): **Benea Rene**
Busca Elena

Situs Address: **1000 S King St**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.92	\$55,000	\$98,000	\$153,000

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1965	1965	12/03/2020	cbrown	1.000000	6747	9500	0000	0.640970	2.190000	1.000000

Base Cost Value:	\$90,371
Inventory Adjustment Total:	\$7,410
Adjusted Base Cost:	\$214,139
DRC:	\$137,257
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
Heating & Cooling	Forced Air	0	1,920	2	3,418
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,920	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,920	0	672
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Half Bath	1	0	500	500

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	1	1	3	1.0	1	1	1					1,920	1,920	0.00	0.00	98,679.60	98,679.60

Residence Valuation

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	0.87	240	\$4,556	\$0	\$4,556	\$3,985

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 FND	1.00	1.00	1.00	0.87	84	\$1,877	\$0	\$1,877	\$1,641

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.94	52	\$614	\$0	\$614	\$579

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$137,257	\$0	\$0	\$6,205	\$143,462	Residential	HS	<u>\$153,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532006		13433		\$199,437	1.39	<u>\$225,216</u>	<u>1.53</u>
				<u>\$199,437</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$225,216	\$213,815	\$439,031	\$93,594	\$94,940	\$188,534	\$2,707.21
2024	\$234,224	\$199,437	\$433,661	\$96,401	\$97,788	\$194,189	\$2,789.69