

# 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>
13735	701	3	U	1001	61028AB03401

Owner(s): **Judia and Demian Investments LLC**

Situs Address: **2125 S Downing St  
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>
	Commercial	Multi-Family	Acre	0.69	\$1,139,834	\$80,886	\$1,220,720

# 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	1948	3456	1	Multiple Res (Low Rise)	D	Average Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
3456	Average	1	1	336	37	No	202301	285928.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 610      System: HVAC (Heating)      Description: Wall Furnace  
 SQFT: 3456      Rank: 15      %: 0      Depreciation: 0      Other: 1.00  
 Use Code: 759      System: Mezzanines      Description: Mezzanines  
 SQFT: 1728      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Fireplace      LM: True      Units: 5      Base Date: 202008      Cost: 4050.

#### Basement

##### Other

Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 160      Unit Cost: 23.5000000      Base Cost: 3760  
 LCM: 1.04000      CMM: 1.21000      Replacement Cost: 4731.58      %Good: 80.00      Complete %: 100.0      DRC: 3785.27      Publication Date: 8/2020  
 Description: Concrete Paving      Section: 66      Page: 2      Quantity: 2922      Unit Cost: 7.0000000      Base Cost: 20452  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 22335.77      %Good: 80.00      Complete %: 100.0      DRC: 17868.61      Publication Date: 11/2020  
 Description: Shed      Section: 17      Page: 12      Quantity: 120      Unit Cost: 34.1500000      Base Cost: 4098  
 LCM: 1.04000      CMM: 1.17000      Replacement Cost: 4986.45      %Good: 80.00      Complete %: 100.0      DRC: 3989.16      Publication Date: 8/2020

**Value for this Estimate:**      \$311,571

# 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	1948	3456	1	Multiple Res (Low Rise)	D	Average Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
3456	Average	1	1	336	37	No	202301	291535.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 610      System: HVAC (Heating)      Description: Wall Furnace  
 SQFT: 3456      Rank: 15      %: 0      Depreciation: 0      Other: 1.00  
 Use Code: 759      System: Mezzanines      Description: Mezzanines  
 SQFT: 1728      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Fireplace      LM: True      Units: 6      Base Date: 202008      Cost: 4050.

#### Basement

##### Other

Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 192      Unit Cost: 23.5000000      Base Cost: 4512.00  
 LCM: 1.04000      CMM: 1.21000      Replacement Cost: 5677.90      %Good: 80.00      Complete %: 100.0      DRC: 4542.32      Publication Date: 8/20/2008  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 4478      Unit Cost: 5.7500000      Base Cost: 25762.50  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 28117.36      %Good: 80.00      Complete %: 100.0      DRC: 22493.89      Publication Date: 1/20/2009  
 Description: Shed      Section: 17      Page: 12      Quantity: 120      Unit Cost: 34.1500000      Base Cost: 4098.00  
 LCM: 1.04000      CMM: 1.17000      Replacement Cost: 4986.45      %Good: 80.00      Complete %: 100.0      DRC: 3989.16      Publication Date: 5/20/2008

**Value for this Estimate:**      \$322,560

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1948	2106	1	Laundromat	D	Average Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2106	Average	1	1	270	37	No	202301	50629.00

#### Occupancy

Use Code: 336      Name: Laundromat      Height: 9      Rank: 15      Use as % of Total: 15      Class: D

#### Components

Use Code: 610      System: HVAC (Heating)      Description: Wall Furnace  
 SQFT: 522      Rank: 15      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 1560      Unit Cost: 5.7500000      Base Cost: 8970  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 9795.24      %Good: 80.00      Complete %: 100.0      DRC: 7836.19      Publication Date: 1  
 Description: Concrete Paving      Section: 66      Page: 2      Quantity: 162      Unit Cost: 7.0000000      Base Cost: 1134  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 1238.33      %Good: 80.00      Complete %: 100.0      DRC: 990.66      Publication Date: 1  
 Description: Shed      Section: 17      Page: 12      Quantity: 160      Unit Cost: 34.1500000      Base Cost: 5464  
 LCM: 1.04000      CMM: 1.17000      Replacement Cost: 6648.60      %Good: 80.00      Complete %: 100.0      DRC: 5318.88      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1948	2106	1	Multiple Res (Low Rise)	D	Average Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2106	Average	1	1	270	37	No	202301	50629.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 25      Class: D

#### Components

Use Code: 610      System: HVAC (Heating)      Description: Wall Furnace  
 SQFT: 522      Rank: 15      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 1560      Unit Cost: 5.7500000      Base Cost: 8970.00  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 9795.24      %Good: 80.00      Complete %: 100.0      DRC: 7836.19      Publication Date: 1/1/2025

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 162      Unit Cost: 7.0000000      Base Cost: 1134.00  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 1238.33      %Good: 80.00      Complete %: 100.0      DRC: 990.66      Publication Date: 1/1/2025

Description: Shed      Section: 17      Page: 12      Quantity: 160      Unit Cost: 34.1500000      Base Cost: 5464.00  
 LCM: 1.04000      CMM: 1.17000      Replacement Cost: 6648.60      %Good: 80.00      Complete %: 100.0      DRC: 5318.88      Publication Date: 1/1/2025

# Commercial Valuation

## Description

### Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1948	2106	1	Storage Garage	D	Average Minus

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2106	Average	1	1	270	37	No	202301	50629.00

#### Occupancy

Use Code: 326      Name: Storage Garage      Height: 12      Rank: 15      Use as % of Total: 60      Class: D

#### Components

Use Code: 610      System: HVAC (Heating)      Description: Wall Furnace  
 SQFT: 522      Rank: 15      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 1560      Unit Cost: 5.7500000      Base Cost: 8970  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 9795.24      %Good: 80.00      Complete %: 100.0      DRC: 7836.19      Publication Date: 1  
 Description: Concrete Paving      Section: 66      Page: 2      Quantity: 162      Unit Cost: 7.0000000      Base Cost: 1134  
 LCM: 1.05000      CMM: 1.04000      Replacement Cost: 1238.33      %Good: 80.00      Complete %: 100.0      DRC: 990.66      Publication Date: 1  
 Description: Shed      Section: 17      Page: 12      Quantity: 160      Unit Cost: 34.1500000      Base Cost: 5464  
 LCM: 1.04000      CMM: 1.17000      Replacement Cost: 6648.60      %Good: 80.00      Complete %: 100.0      DRC: 5318.88      Publication Date: 4

**Value for this Estimate:** \$64,775

### 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	12	1050.00	151200.00								
Totals:	12	1050.00	151200.00	0.050000	0.350000	93366	0.0515000	1812932.00	1220720.32	16080.00	576132.00

### 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	12	151200.00										
Totals:	12	151200.00	0.050000	1923.75		0	0	0		1220720.32	16080.00	

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
421	\$1	\$0	\$0	\$0	\$1	Commercial	Multi-Family	<u>\$1,220,720</u>
421	\$0	\$0	\$0	\$0	\$0			
421	\$0	\$0	\$0	\$0	\$0			
<b>Totals:</b>	<u>\$1</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Cost</b>	Commercial	1.000000	<u>\$311,571</u>
		<b>Cost</b>	Commercial	1.000000	<u>\$322,560</u>
		<b>Cost</b>	Commercial	1.000000	<u>\$64,775</u>
					<u>\$698,906</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509679		13735		\$332,236	1.03	<u>\$1,257,341</u>	<u>1.03</u>
509680		13735		\$66,718	1.03		
509676		13735		\$320,918	1.03		
				<u>\$719,872</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
2024	\$1,257,341	\$730,425	\$1,987,766	\$481,472	\$384,356	\$865,828	\$12,438.29
2025	\$1,257,341	\$719,872	\$1,977,213	\$495,916	\$395,886	\$891,802	\$12,815.11