

# 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>
13749	101	3	G2	1001	61028AB04700

Owner(s): **Sibony Samson**

Situs Address: **2149 S Edgewood 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>
	Residential	HS	Acre	0.18	\$230,000	\$59,500	\$289,500

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
232	1943	1982	12/01/2023	lmoore	1.000000	76550	00000	00000	0.765500	2.240000	1.000000

Base Cost Value:	\$144,122
Inventory Adjustment Total:	\$10,408
Adjusted Base Cost:	\$346,147
DRC:	\$264,976
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	2	1,254	2,195	4,389
Heating Accessory	Single Fireplace	0	0		0
Interior - Floor	Wood Subfloor	0	2,508	0	0
Roof Type	Dormers	0	0		0
Roofing Material	Composition Arch	0	1,512	0	529
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	2	0	180	360
Built-in Appliances	Dishwasher	2	0	340	680
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	2	0	400	800
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	2	0	350	700

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic					4	2.0								996	996	0.00	0.00	43,259.24	43,259.24
First Floor	2	2	2											1,512	1,512	0.00	0.00	93,634.68	93,634.68

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.33	1.00	1.00	0.75	480	\$14,158	(\$1,387)	\$16,986	\$12,741

### Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
	Interior - Floor	Gravel							0	480	-2.89	-1387.20
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.77	100	\$3,264	\$0	\$3,264	\$2,499	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.77	180	\$5,508	\$0	\$5,508	\$4,216

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 P APC Slab	1.00	1.00	1.00	0.77	8	\$0	\$0	\$0	\$0

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 P APC Slab	1.00	1.00	1.00	0.77	8	\$0	\$0	\$0	\$0

## 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	0.77	48	\$1,194	\$0	\$1,194	\$914

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	0.77	416	\$6,442	\$0	\$6,442	\$4,931

### 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	2	875.00	21000.00								
Totals:	2	875.00	21000.00	0.050000	0.350000	12967	0.0515000	251796.00	395585.22	10720.00	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	
232	\$264,976	\$0	\$0	\$25,301	\$290,277	Residential	HS	<u>\$289,500</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
539159		13749		\$275,763	0.95	<u>\$289,500</u>	<u>1.04</u>
				<u>\$275,763</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$785,738	\$210,725	\$996,463	\$332,126	\$152,206	\$484,332	\$6,954.66
2024	\$301,080	\$275,763	\$576,843	\$136,389	\$76,508	\$212,897	\$3,058.43