

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>
13776	101	3	G	1001	61028AB07100

Owner(s): **Mewha John David**
Mewha Veronika

Situs Address: **2130 Grove St**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$230,000	\$33,750	\$263,750

Land Components

Category	Description
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1946	1966	06/14/2023	cbrown	1.000000	68020	00000	00000	0.680200	3.490000	1.000000

Base Cost Value:	\$78,930
Inventory Adjustment Total:	\$9,027
Adjusted Base Cost:	\$306,969
DRC:	\$208,800
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	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	1,327	2	2,322
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,327	0	464
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	227	0	0
Interior - Floor	Concrete Slab	0	1,100	0	0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

Residence Valuation

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
First Floor	1	1	0	1	2	1.0	0	1	0	0	0			1,327	1,327	0.00	0.00	74,971.46	74,971.46

Other Improvements

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	0.68	32	\$1,110	\$0	\$1,110	\$755

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	0.68	317	\$4,909	\$0	\$4,909	\$3,339

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	0.68	240	\$5,971	\$0	\$5,971	\$4,062

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	\$208,800	\$0	\$0	\$8,155	\$216,955	Residential	HS	<u>\$263,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
137761		13776		\$203,938	0.94	<u>\$263,750</u>	<u>1.04</u>
				<u>\$203,938</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$218,454	\$482,204	\$94,853	\$105,898	\$200,751	\$2,882.66
2024	\$274,300	\$203,938	\$478,238	\$97,698	\$109,074	\$206,772	\$2,970.42