

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14106	101	3	G	1001	61028BC00200

Owner(s):	McDonald Walter John Trustee McDonald Barbara Forrette Trustee McDonald Family Trust	Situs Address:	2465 Sunset Blvd Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$550,000	\$208,250	\$758,250

Land Components

Category	Description
On-Site Utilities	Public Water
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
On-Site Utilities	Gas
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1939	1961	10/06/2022	lmoore	1.000000	65240	00000	00000	0.652400	3.090000	1.000000

Base Cost Value:	\$124,519
Inventory Adjustment Total:	\$14,382
Adjusted Base Cost:	\$429,202
DRC:	\$280,011
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,494	2	2,540
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	690	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	728	0	182
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Shingle	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

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	1	0	0	0	1	1	1	0	1			728	728	0.00	0.00	66,605.60	66,605.60
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			868	868	0.00	0.00	47,642.08	47,642.08

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.652400	260.00	\$17,263	\$65	\$53,543	\$34,931

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	65	65.00
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Foundation	Concrete		0	0	0
Ext Wall Material	Shingle	0	0	0	0

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	Wood Deck Treated	1.00	1.00	1.00	0.65	40	\$619	\$0	\$619	\$404

Residence Valuation

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	Fencing Cedar 6 ft	1.00	1.00	1.00	0.65	140	\$4,158	\$0	\$4,158	\$2,713

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	0.65	220	\$3,407	\$0	\$3,407	\$2,222

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.65	13	\$0	\$0	\$0	\$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	
146	\$280,011	\$0	\$34,931	\$5,339	\$320,282	Residential	HS	<u>\$758,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
141061		14106		\$301,064	0.94	<u>\$758,250</u>	<u>1.04</u>
				<u>\$301,064</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$758,250	\$322,821	\$1,081,071	\$164,375	\$150,418	\$314,793	\$4,520.20
2024	\$788,580	\$301,064	\$1,089,644	\$169,306	\$154,930	\$324,236	\$4,657.91