

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14130	101	3	G	1001	61028BD00200

Owner(s): **Finnegan Christopher E**
Finnegan Kathy L

Situs Address: **2370 S Edgewood St**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site	0.11	\$157,000	\$19,800	\$176,800

Land Components

Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Public Water
Site Adjustments	View Fair
On-Site Utilities	Electricity
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1944	1982	06/10/2010	Iindberg	1.000000	7802	0000	0000	0.780200	1.100000	1.050000

Base Cost Value:	\$78,762
Inventory Adjustment Total:	\$10,596
Adjusted Base Cost:	\$103,208
DRC:	\$80,523
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,323	2	3,043
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	798	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,323	0	463
Windows	Vinyl	0	0		0
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	2	0	750	1,500

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	2	1.0	0	0	0	0	1			1,323	1,323	0.00	0.00	74,811.54	74,811.54

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.780200	637.00	\$22,285	\$223	\$25,996	\$20,282

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	222.95	222.95
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	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
All - R	Other Improvements	W Deck w/Light Cover	1.00	1.05	1.00	0.78	214	\$6,527	\$0	\$6,853	\$5,347

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.05	1.00	0.78	360	\$1,080	\$0	\$1,134	\$885

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 Picket	1.00	1.05	1.00	0.78	150	\$3,000	\$0	\$3,150	\$2,458

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	\$80,523	\$0	\$20,282	\$8,689	\$109,494	Residential	HS	<u>\$176,800</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
141301		14130		\$297,389	2.72	<u>\$235,986</u>	<u>1.33</u>
				<u>\$297,389</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$188,788	\$209,217	\$398,005	\$131,487	\$140,538	\$272,025	\$3,945.35
2022	\$235,985	\$297,389	\$533,374	\$135,431	\$144,754	\$280,185	\$4,030.98