

# 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>
14392	661	2	N5	1003	610330000300

Owner(s): **White Robert J**  
**White Jennifer L**

Situs Address: **85481-85479 Hwy 101**  
**Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$31,069	\$3,464	\$34,532
	Residential	Site	Site		\$0	\$4,500	\$4,500

### Land Components

Category	Description
Neighborhood	Rural

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1941	1962		gbonham	1.000000	65690	00000	00000	0.656900	1.100000	0.820000

Base Cost Value:	\$130,681
Inventory Adjustment Total:	\$8,470
Adjusted Base Cost:	\$125,514
DRC:	\$82,450
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,465	2	3,150
Interior - Cabinetry	Metal	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,755	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,170	0	0
Heating Accessory	1 Story Chimney	1	0	630	630
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350

## 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
Attic	0	0	0	0	0	0	0	0	0	0	0		0	585	585	0.00	0.00	25,740.15	25,740.15
Basement												1,054			1,054	36,245.90	0.00	0.00	36,245.90
First Floor	0	0	0	0	0	0	0	0	0	0	0			1,170	1,170	0.00	0.00	68,694.60	68,694.60

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.656900	308.00	\$13,645	\$700	\$12,939	\$8,500

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	350	700.00
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Unfinished	1.000000	0.556900	680.00	\$17,343	\$0	\$15,643	\$8,712

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

## Residence Valuation

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### Other Improvements

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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.10	0.82	1.00	0.66	42	\$1,258	\$0	\$1,135	\$745

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## Residence Valuation

**Improvement: 2**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1941	1962	03/08/2016	charper	1.000000	65690	00000	00000	0.656900	1.100000	.870000

Base Cost Value:	\$37,115
Inventory Adjustment Total:	\$3,309
Adjusted Base Cost:	\$38,686
DRC:	\$25,413
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	702	2	1,509
Windows	Single	0	0		0
Foundation	Pier	0	0		0
Foundation	Concrete	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Full Bath	1	0	1,150	1,150
Plumbing	Kitchen Sink	1	0	350	350

### 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	1.0		1					702	702	0.00	0.00	37,114.78	37,114.78	

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2020	790	1941	3600	1	Barn, Special Purpose	D	Excellent 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
3600	Average	1	1	260	24	No	202001	266385.00

### Occupancy

Use Code: 103      Name: Barn, Special Purpose      Height: 16      Rank: 35      Use as % of Total: 100      Class: D

### Components

Use Code: 759	System: Mezzanines	Description: Mezzanines
SQFT: 3600	Rank: 20      %: -1	Depreciation: 0      Other: 0
Use Code: 614	System: HVAC (Heating)	Description: Heat Pump
SQFT: 3600	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage
SQFT: 2700	Rank: 20      %: -1	Depreciation: 0      Other: 0

### Additions

Use Code: 636	Description: 800 amp electrical	LM: True	Units: 1	Base Date: 201906	Cost: 12700
Use Code: 636	Description: generator	LM: True	Units: 1	Base Date: 201906	Cost: 4000.

### Basement

#### Other

Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 6750	Unit Cost: 4.2500000	Base Cost: 2868
LCM: 1.06000	CMM: 1.10000	Replacement Cost: 33449.63	%Good: 80.00	Complete %: 100.0	DRC: 26759.70
Publication Date: 1					
Description: Concrete Paving	Section: 66	Page: 2	Quantity: 814	Unit Cost: 6.0000000	Base Cost: 4888
LCM: 1.06000	CMM: 1.10000	Replacement Cost: 5694.74	%Good: 80.00	Complete %: 100.0	DRC: 4555.80
Publication Date: 1					

# Commercial Valuation

Value for this Estimate: \$297,701

## Description

Improvement 2	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	2020	790	1941	704	1	Storage Warehouse	D	Average

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
704	Average	1	1	108	14	No	202001	98911.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 10      Rank: 20      Use as % of Total: 19      Class: D

#### Components

Use Code: 614      System: HVAC (Heating)      Description: Heat Pump  
 SQFT: 572      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Deck      Section: 66      Page: 2      Quantity: 180      Unit Cost: 22.2000000      Base Cost: 3996  
 LCM: 1.05000      CMM: 1.02000      Replacement Cost: 4279.72      %Good: 100.0      Complete %: 100.0      DRC: 4279.72      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2020	790	1941	704	1	Office Building	D	Average

## Valuation

### Cost Approach

#### Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
704	Average	1	1	108	14	No	202001	98911.00

#### Occupancy

Use Code: 344      Name: Office Building      Height: 10      Rank: 20      Use as % of Total: 81      Class: D

#### Components

Use Code: 614      System: HVAC (Heating)      Description: Heat Pump  
 SQFT: 572      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Deck      Section: 66      Page: 2      Quantity: 180      Unit Cost: 22.2000000      Base Cost: 3996  
 LCM: 1.05000      CMM: 1.02000      Replacement Cost: 4279.72      %Good: 100.0      Complete %: 100.0      DRC: 4279.72      Publication Date: 1

**Value for this Estimate:** \$103,191

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
133	\$82,450	\$0	\$17,212	\$745	\$100,407	Residential	HS	\$34,532
120	\$25,413	\$0	\$0	\$0	\$25,413	Residential	Site	\$4,500
790	\$0	\$0	\$0	\$0	\$0			
790	\$0	\$0	\$0	\$0	\$0			
<b>Totals:</b>	<b>\$107,863</b>	<b>\$0</b>	<b>\$17,212</b>	<b>\$745</b>	<b>\$125,819</b>		<b>Total:</b>	<b>\$39,032</b>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		<b>Cost</b>	Commercial	1.000000	\$297,701
		<b>Cost</b>	Commercial	1.000000	\$103,191
					\$400,892

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536648		14392		\$56,393	2.22	<b>\$171,161</b>	<b>4.78</b>
537964		14392		\$297,701	1.00		
537965		14392		\$103,191	1.00		
143921		14392		\$222,814	2.22		
				<b>\$680,099</b>	<b>2.22</b>		

### Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$171,161	\$720,004	\$891,165	\$78,174	\$435,795	\$513,969	\$6,487.56
2024	\$186,565	\$680,099	\$866,664	\$80,519	\$448,868	\$529,387	\$6,695.04

### Recent Transactions

<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
201710251	12/14/2017	\$850,000	22	Yes	Primary	14392	610330000300
					Additional	14452	610340000900
					Additional	14391	610330000300