

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14418	401	2	N	1003	610330001604

Owner(s): **Brien Stephen J**

Situs Address: **85477 Hwy 101  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	2.02	\$19,724	\$4,500	\$24,224

### Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Utilities	Septic System

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
200	1992	2010		gbonham	1.000000	92330	00000	00000	0.923300	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.92	952	\$18,379	\$1,300	\$19,679	\$18,170

### Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	0	952	554621848'	1300.00

## Residence Valuation

**Improvement: 2**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2022	2022	01/12/2023	bgermond	0.860000	98840	00000	00000	0.988400	1.000000	.930000

Base Cost Value:	\$114,504
Inventory Adjustment Total:	\$8,043
Adjusted Base Cost:	\$113,968
DRC:	\$96,875
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,650	0	413
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	1	0	400	400

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1			3	2.0		1			1			1,650	1,650	0.00	0.00	114,503.50	114,503.50

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.988400	336.00	\$19,233	\$484	\$18,337	\$18,124

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	(2 X 6)	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	336	0.25	84.00

### Other Improvements

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.Porch/Slab/Gab.R.	1.00	0.93	0.00	0.99	86	\$3,431	\$0	\$3,191	\$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	
200	\$0	\$0	\$0	\$18,170	\$18,170	Residential	VHS	\$24,224
140	\$96,875	\$0	\$18,124	\$0	\$115,000			
<b>Totals:</b>	<b>\$96,875</b>	<b>\$0</b>	<b>\$18,124</b>	<b>\$18,170</b>	<b>\$133,170</b>			

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538960		14418		\$255,197	2.22	<b>\$106,225</b>	<b>4.78</b>
144181		14418		\$40,321	2.22		
				<b>\$295,518</b>	<b>2.22</b>		

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$106,224	\$43,159	\$149,383	\$99,464	\$46,110	\$145,574	\$1,797.19
2024	\$115,785	\$295,518	\$411,303	\$102,447	\$166,159	\$268,606	\$3,463.27