# **Appraisal Report**

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
1651	641	2	Н5	1014	408080000300
Owner(s):	Benz David Tetherow	Situs Add	ress:	79723 Hamlet Rd	
	Benz Kristy Kay			Seaside,	
	Benz Living Trust				

#### **Land Valuation**

Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 1.45	Base Value \$8,810	Adjustments \$9,500	Base Land RMV \$18,310
	Category			Description			
Neighborhood		Rural					

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## **Residence Valuation**

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall LCM %	LMA %
	120	1953	1953	04/22/2013	cleader	1.000000	61390	00000	00000	0.613900 1.10000	0.910000

Base Cost Value: \$42,969 \$9,392 Inventory Adjustment Total:

Adjusted Base Cost: \$52,413 \$32,176

DRC:

Adjudicated Value:

### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonary	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	880	3	2,966
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	880	0	0
Interior - Wall	Wood	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	880	2	1,936
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Metal	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	300	300

### **Room Grid**

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			880	880	0.00	0.00	42,969.20	42,969.20

## **Residence Valuation**

			0	ther	Impi	ovem	ents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.61	960	\$15,073	\$4,060		\$19,133	\$14,213
						C	ther Co	omponents				
		Category					ription		Quantity	Area	Unit Cost	Adj. Cost
		Heating Accessor	ory		,	Wood St	ove w/flue	;	1	0	2600	2600.00
		Interior - Floo	r			Concr	ete Slab		0	960	0	0
		Roofing Materi	al			Baked	Enamel		0	960	0	0
		Electrical				Service	60 amp		1	0	900	900.00
		Electrical			Wiri	ng per o	utlet 110 v	olts	8	0	70	560.00
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	0.91	1.00	0.61	24	\$408	\$0		\$371	\$228
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		Adjusted Base Cost	DRC
		Garden Shed Conv.	1.00	0.91	1.00	0.61			\$0			
All - R	Other Improvements	Garden Sned Conv.	1.00	0.91	1.00	0.61	70	\$1,190	\$0		\$1,083	\$665
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.61	384	\$4,723	(\$622)		\$4,101	\$2,518
						C	thar Ca	omponents				
		Category					ription	mponents	Quantity	Area	Unit Cost	Adj. Cos
		Interior - Floo	r				irt		0	384	-1.62	-622.08
		Roofing Materi	al			Galv	anized		0	384	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		

Other SC	Category	Description	<u>%</u>	<u>%</u>	<u>%</u>	all%	Size	Base Cost	Adjust Total	Base Cost	DRC
All - R	Other Improvements	Cov. Porch Shed R	1.10	0.91	1.00	0.61	144	\$6,509	\$0	\$6,515	\$4,000

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov. Porch Shed R	1.10	0.91	1.00	0.61	108	\$4,882	\$0	\$4,886	\$3,000

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## **RMV Summary (Before Index)**

		Improven	nent(s)	Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type L	and Class	RMV before index
120	\$32,176	\$0	\$0	\$24,622	\$56,799	Residential	HS	\$18,310

#### **Current RMV**

			Improvement	<u> </u>		]	Land
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
16511		1651		\$107,215	1.89	\$134,260	7.99
				\$107,215			

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$134,259	\$114,969	\$249,228	\$83,735	\$108,063	\$191,798	\$2,620.59
2024	\$146,343	\$107,215	\$253,558	\$86,246	\$111,304	\$197,550	\$2,701.99

#### **Recent Transactions**

Instrument ID	Sales Date	Consideration	Sales Data Code	<u> </u>	Multiple Accounts	Account ID	TaxMapKey
202108622	08/07/2021	\$95,000	06	Yes	Primary	1651	408080000300
					Additional	1643	408080000101
					Additional	1646	408080000201
					Additional	59177	408080000100
					Additional	59181	408080000201
					Additional	1642	408080000100

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