

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
16978	400	5	ME	1002	710160000200

Owner(s): HTA Properties LLC

Situs Address:

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	VHS	Acre	18.62	\$162,530	\$0	\$162,530

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural
Off-Site Improvement	No Street
Off-Site Improvement	Private Access
Water Front	Lake

RMV Summary (Before Index)

Program Type	Land	RMV before index
	Land Class	
Residential	VHS	\$162,530

Current RMV

Land	
Indexed RMV	Cumulative Index
\$546,507	3.67

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$497,414	\$0	\$497,414	\$130,793	\$0	\$130,793	\$1,678.95
2024	\$595,692	\$0	\$595,692	\$276,996	\$0	\$276,996	\$3,464.70

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
201703857	05/15/2017	\$2,305,000	21		Yes	
				Primary	16979	710160000200
				Additional	16874	71015B000400
				Additional	16875	71015B000400
				Additional	16978	710160000200
				Additional	16980	710160000300
				Additional	16984	71016AA00100
				Additional	16985	71016AA00200

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201703857	05/15/2017	\$2,305,000	21	Yes	Primary	16979	710160000200
					Additional	16986	71016AA00300
					Additional	16987	71016AA00400
					Additional	16988	71016AA00500
					Additional	16989	71016AA00600
					Additional	16990	71016AA00700
					Additional	16992	71016AA00900
					Additional	16993	71016AA01000
					Additional	16994	71016AA01100
					Additional	16995	71016AA01200
					Additional	16996	71016AA01300
					Additional	16997	71016AA01400
					Additional	17063	71016AA08000
					Additional	17064	71016AA08100
					Additional	17066	71016AA08300
					Additional	17067	71016AA08400
					Additional	17068	71016AA08500
					Additional	17069	71016AA08600
					Additional	17070	71016AA08700
					Additional	17071	71016AA08800
					Additional	17072	71016AA08900
					Additional	17073	71016AA09000
					Additional	17074	71016AA09100
					Additional	17075	71016AA09200
					Additional	17076	71016AA09300
					Additional	17077	71016AA09400
					Additional	17078	71016AA09500
					Additional	17079	71016AA09600
					Additional	17082	71016AA09900
					Additional	17083	71016AA10000
					Additional	17084	71016AA10100

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201703857	05/15/2017	\$2,305,000	21	Yes	Primary	16979	710160000200
					Additional	17085	71016AA10200
					Additional	17065	71016AA08200
					Additional	16913	71015BB00100
					Additional	16914	71015BB00200
					Additional	16915	71015BB00300
					Additional	16917	71015BB00500
					Additional	16918	71015BB00600
					Additional	16919	71015BB00700
					Additional	16920	71015BB00800
					Additional	16921	71015BB00900
					Additional	16922	71015BB01000
					Additional	16923	71015BB01100
					Additional	16924	71015BB01200
					Additional	16925	71015BB01300
					Additional	16926	71015BB01400
					Additional	16927	71015BB01500
					Additional	16928	71015BB01600
					Additional	16929	71015BB01700
					Additional	16930	71015BB01800
					Additional	17086	71016AA10300
					Additional	17087	71016AA10400
					Additional	17088	71016AA10500
					Additional	17089	71016AA10600
					Additional	16916	71015BB00400
					Additional	17041	71016AA05800
					Additional	17042	71016AA05900
					Additional	17044	71016AA06100
					Additional	17045	71016AA06200
					Additional	17046	71016AA06300
					Additional	17047	71016AA06400

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201703857	05/15/2017	\$2,305,000	21	Yes	Primary	16979	710160000200
					Additional	17048	71016AA06500
					Additional	17049	71016AA06600
					Additional	17050	71016AA06700
					Additional	17051	71016AA06800
					Additional	17052	71016AA06900
					Additional	17053	71016AA07000
					Additional	17054	71016AA07100
					Additional	17055	71016AA07200
					Additional	17056	71016AA07300
					Additional	17057	71016AA07400
					Additional	17058	71016AA07500
					Additional	17060	71016AA07700
					Additional	17061	71016AA07800
					Additional	17062	71016AA07900
					Additional	17043	71016AA06000
					Additional	16998	71016AA01500
					Additional	16999	71016AA01600
					Additional	17000	71016AA01700
					Additional	17001	71016AA01800
					Additional	17002	71016AA01900
					Additional	17003	71016AA02000
					Additional	17004	71016AA02100
					Additional	17005	71016AA02200
					Additional	17006	71016AA02300
					Additional	17007	71016AA02400
					Additional	17008	71016AA02500
					Additional	17010	71016AA02700
					Additional	17012	71016AA02900
					Additional	17013	71016AA03000
					Additional	17014	71016AA03100

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201703857	05/15/2017	\$2,305,000	21	Yes	Primary	16979	710160000200
					Additional	17016	71016AA03300
					Additional	17017	71016AA03400
					Additional	17018	71016AA03500
					Additional	17019	71016AA03600
					Additional	17015	71016AA03200
					Additional	17020	71016AA03700
					Additional	17021	71016AA03800
					Additional	17022	71016AA03900
					Additional	17023	71016AA04000
					Additional	17024	71016AA04100
					Additional	17026	71016AA04300
					Additional	17027	71016AA04400
					Additional	17028	71016AA04500
					Additional	17029	71016AA04600
					Additional	17030	71016AA04700
					Additional	17031	71016AA04800
					Additional	17032	71016AA04900
					Additional	17033	71016AA05000
					Additional	17034	71016AA05100
					Additional	17035	71016AA05200
					Additional	17036	71016AA05300
					Additional	17037	71016AA05400
					Additional	17038	71016AA05500
					Additional	17039	71016AA05600
					Additional	17040	71016AA05700
					Additional	17025	71016AA04200
					Additional	16770	710150001900