

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
18036	401	5	R	1006	71033A000114
Owner(s):	Terrell Michael j Terrell Linda M Terrell 1998 Family Trust				
	Situs Address: 88884 Pinehurst Rd Seaside,				

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site	1.02	\$300,000	\$67,400	\$367,400

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Private Access
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View-Good

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
167	2022	2022	11/30/2022	mpincombe	1.000000	98840	00000	00000	0.988400	1.000000	0.820000

Base Cost Value:	\$730,974
Inventory Adjustment Total:	\$37,912
Adjusted Base Cost:	\$630,486
DRC:	\$623,173
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	3,838	2	7,292
Heating Accessory	Single Fireplace	1	0	4,700	4,700
Roof Type	Gamb	0	0		0
Roofing Material	Composition Arch	0	2,541	-2	-5,590
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	890	890
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,020	1,020
Built-in Appliances	Microwave	1	0	800	800
Plumbing	Toilet	4	0	800	3,200
Plumbing	Lavatory	5	0	1,500	7,500
Plumbing	Shower Stall - Tile	3	0	3,600	10,800
Plumbing	Garden Tub	1	0	3,100	3,100
Plumbing	Bar Sink	2	0	700	1,400
Plumbing	Laundry Tub	1	0	1,100	1,100
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Water Heater (Std)	1	0	500	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
Basement				1	1	1.0			1			898		1,334	2,232	43,194.17	0.00	118,747.57	161,941.74
First Floor	1	1	1		1	1.0	1	1	1		1			2,541	2,541	0.00	0.00	349,872.70	349,872.70
Second Floor						1.0			3					1,261	1,261	0.00	0.00	115,200.16	115,200.16

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.988400	1093.00	\$94,101	(\$1,405)	\$76,011	\$75,129

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	500	1000.00
Roofing Material	Composition Arch	0	1093	-2.2	-2404.60

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.82	1.00	0.99	288	\$13,968	\$0	\$11,454	\$11,321

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Shed Cedar H.End	1.00	0.82	1.00	0.99	49	\$2,412	\$0	\$1,978	\$1,955

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.82	1.00	0.99	24	\$1,164	\$0	\$954	\$943

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Wood Deck Treated	1.00	0.82	1.00	0.99	53	\$795	\$0	\$652	\$644

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Patio	1.00	0.82	1.00	0.99	556	\$1,668	\$0	\$1,368	\$1,352

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.82	1.00	0.99	270	\$13,095	\$0	\$10,738	\$10,613

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Asphalt Drive	1.00	0.82	1.00	0.99	5,204	\$15,612	\$0	\$12,802	\$12,653

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Fence Split Two Rail	1.00	0.82	1.00	0.99	104	\$1,144	\$0	\$938	\$927

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Sprinkler System	1.00	0.82	1.00	0.99	1	\$2,500	\$0	\$2,050	\$2,026

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
167	\$623,173	\$0	\$75,129	\$42,435	\$740,737	Residential	HS	\$367,400

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538898		18036		\$1,421,812	1.92	\$709,758	2.11
				\$1,421,812			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$703,962	\$466,062	\$1,170,024	\$465,593	\$209,727	\$675,320	\$8,659.29
2024	\$773,636	\$1,421,812	\$2,195,448	\$482,497	\$680,191	\$1,162,688	\$14,889.02