

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
18088	401	5	R	1006	71033AC00500

Owner(s): **Baney Corporation**
Baney Curtis A
Baney Robin

Situs Address: **88708 Surfsands Rd**
Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Site Ocean Front	1.22	\$160,000	\$57,400	\$217,400

Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Private Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Septic System
On-Site Improvement	Landscape-Average
Site Adjustments	View-Moderate

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
176	2001	2001			1.000000	86910	00000	00000	0.869100	1.000000	.820000
Base Cost Value: \$688,556											
Inventory Adjustment Total: \$75,478											
Adjusted Base Cost: \$626,508											
DRC: \$544,498											
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,028	2	5,238
Heating Accessory	Fireplace/Gas/Direct Vent	4	0	3,280	13,120
Interior - Accessory	Security System	1	4,109	300	300
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,198	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,162	0	0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	2	0	1,120	2,240
Built-in Appliances	Disposal	1	0	250	250
Built-in Appliances	Oven/Double	1	0	2,600	2,600
Built-in Appliances	Self Exh Cktp/Grill	1	0	1,420	1,420
Built-in Appliances	Microwave	1	0	1,760	1,760
Plumbing	Lavatory	6	0	2,400	14,400
Plumbing	Toilet	5	0	1,400	7,000
Plumbing	Kitchen Sink	1	0	1,800	1,800
Plumbing	Water Heater (Std)	1	0	550	550
Plumbing	Bath Tub - W/O Shower	1	0	2,300	2,300
Plumbing	Bar Sink	1	0	1,200	1,200
Plumbing	Bath Tub - Shower	1	0	3,600	3,600
Plumbing	Shower Stall - Tile	3	0	5,300	15,900
Plumbing	Laundry Tub	1	0	1,800	1,800

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	2	2.0		1			1			1,501	1,501	0.00	0.00	462,643.94	462,643.94
Second Floor	1	1	1	1	2	2.0	1							1,697	1,697	0.00	0.00	225,911.84	225,911.84

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.869100	559.00	\$49,436	\$1,000	\$41,358	\$35,944

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0

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	0.869100	559.00	\$49,436	\$1,000	\$41,358	\$35,944

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	559	0	0
Garage Component	Garage Door Opener	2	0	500	1000.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	0.82	1.00	0.87	2,500	\$10,000	\$0	\$8,200	\$7,127

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	0.82	1.00	0.87	7,500	\$4,500	\$0	\$3,690	\$3,207

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Agg, Conc,	1.00	0.82	1.00	0.87	270	\$1,080	\$0	\$886	\$770

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	0.82	1.00	0.87	36	\$612	\$0	\$502	\$436

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	0.87	170	\$8,245	\$0	\$6,761	\$5,876

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	Cov. Porch Gab.R.	1.00	0.82	1.00	0.87	40	\$1,940	\$0	\$1,591	\$1,383

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.82	1.00	0.87	180	\$2,700	\$0	\$2,214	\$1,924

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	0.82	1.00	0.87	104	\$1,040	\$0	\$853	\$741

Residence Valuation

Improvement: 2	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	146	2009	2009			1.000000	91440	00000	00000	0.914400	1.000000	0.820000
	Base Cost Value:											\$103,036
	Inventory Adjustment Total:											\$9,883
	Adjusted Base Cost:											\$92,594
	DRC:											\$84,668
	Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,590	1,590
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,022	3	3,403
Interior - Floor	Wood Subfloor	0	1,344	0	0
Roof Type	Gable	0	0		0
Roofing Material	Wood Shingle	0	700	1	840
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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				1.0		1						700	700	0.00	0.00	65,151.00	65,151.00
Second Floor					3	1.0								644	644	0.00	0.00	37,884.64	37,884.64

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	Canopy Roof	1.00	0.82	1.00	0.91	111	\$1,110	\$0	\$910	\$832

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Exposed Agg	1.00	0.82	1.00	0.91	648	\$2,592	\$0	\$2,125	\$1,944

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
176	\$544,498	\$0	\$35,944	\$21,463	\$601,905	Residential	HS	<u>\$217,400</u>
146	\$84,668	\$0	\$0	\$2,776	\$87,443			
Totals:	<u>\$629,166</u>	<u>\$0</u>	<u>\$35,944</u>	<u>\$24,239</u>	<u>\$689,349</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534740		18088		\$167,843	1.92	<u>\$457,780</u>	<u>2.11</u>
523735		18088		\$1,155,330	1.92		
				<u>\$1,323,173</u>	<u>1.92</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$457,780	\$1,331,760	\$1,789,540	\$283,382	\$1,043,908	\$1,327,290	\$16,987.50
2025	\$457,780	\$1,323,173	\$1,780,953	\$291,883	\$1,075,225	\$1,367,108	\$17,535.14