

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
21622	201	1	U	0101	80907CC08500

Owner(s): **Carriere John Joseph**
Carriere Julie Ann

Situs Address: **487-491 W Marine Dr**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.42	\$343,434	\$5,000	\$348,434

Land Components

Category	Description
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Electricity

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	475	2014	6600	1	Industrial Flex Building	S	Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
6600	Average	1	1	340	10	No	202001	339653.00

Occupancy

Use Code: 453 Name: Industrial Flex Building Height: 13 Rank: 15 Use as % of Total: 100 Class: S

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 6600 Rank: 15 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 7700 Unit Cost: 4.2500000 Base Cost: 327.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 35392.09 %Good: 80.00 Complete %: 100.0 DRC: 28313.67 Publication Date: 1
 Description: Concret Paving Section: 66 Page: 2 Quantity: 475 Unit Cost: 6.0000000 Base Cost: 2850.
 LCM: 1.05000 CMM: 1.03000 Replacement Cost: 3082.28 %Good: 80.00 Complete %: 100.0 DRC: 2465.82 Publication Date: 1

Value for this Estimate: \$370,433

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
475	\$3,835	\$0	\$0	\$0	\$3,835	Commercial	Commercial Use	<u>\$348,434</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$370,433
					<u>\$370,433</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
533917		21622		\$523,644	1.41	<u>\$397,214</u>	<u>1.14</u>
				<u>\$523,644</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$397,214	\$538,638	\$935,852	\$184,048	\$233,791	\$417,839	\$8,318.03
2024	\$397,214	\$523,644	\$920,858	\$189,569	\$240,804	\$430,373	\$8,612.60