

# 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>
22549	951	1	UA	0101	80908CB06700

Owner(s): **Clatsop County**

Situs Address: **385 9th St  
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	0.30	\$239,126	\$63,894	\$303,020

### Land Components

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

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
498	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	<u>\$303,020</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Cost</b>	Commercial	1.000000	\$33,519
					<u>\$33,519</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520518		22549		\$41,780	1.25	<u>\$352,352</u>	<u>1.16</u>
				<u>\$41,780</u>			