

# 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>
22578	201	1	UA	0101	80908CB09600
Owner(s):	Dua Akshay Yiu Candy	Situs Address: 375-395 11thSt Astoria,			

## 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>
	Commercial	Commercial Use	Sq Ft	0.21	\$163,804	\$68,296	\$232,100

### Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1991	430	1940	2639	1	Restaurant	C	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
2639	Average	1	1	281	28	No	200201	156247.00

Occupancy

Use Code: 350      Name: Restaurant      Height: 14      Rank: 15      Use as % of Total: 100      Class: C

Components

Use Code: 603      System: HVAC (Heating)      Description: Forced Air Unit  
SQFT: 2639      Rank: 10      %: 0      Depreciation: 0      Other: 1.00

Additions

Use Code: 631      Description: 8' exhaust hood      LM: True      Units: 8      Base Date: 202203      Cost: 1050.

Basement

Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 4500      Unit Cost: 4.0000000      Base Cost: 18000  
LCM: 1.03000 CMM: 1.03000 Replacement Cost: 19096.20      %Good: 50.00 Complete %: 100.0 DRC: 9548.10      Publication Date: 10/10/2024  
Description: Trash Enclosure      Section: 66      Page: 4      Quantity: 1      Unit Cost: 4335.0000000 Base Cost: 4335  
LCM: 1.05000 CMM: 1.16000 Replacement Cost: 5280.03      %Good: 80.00 Complete %: 100.0 DRC: 4224.02      Publication Date: 10/10/2024

Value for this Estimate: \$170,019

### Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	2639	0.80	25334.40								
Totals:	2639	0.80	25334.40	0.050000	0.300000	16847.68	0.0850000	198204.00	223199.87	0	0

### Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	2639	25334.40			0	0						
Totals:	2639	25334.40	0.050000	1922.8		0	8.30	8.30	210275.52	223199.87	0	-12924.35

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
430	\$180,914	\$0	\$0	\$0	\$180,914	Commercial	Commercial Use	<u>\$232,100</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	\$170,019
					<u>\$170,019</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520568		22578		\$211,921	1.25	<u>\$269,885</u>	<u>1.16</u>
				<u>\$211,921</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$259,536	\$135,510	\$395,046	\$241,526	\$83,093	\$324,619	\$6,462.30
2024	\$269,885	\$211,921	\$481,806	\$254,773	\$129,895	\$384,668	\$7,697.93