Appraisal Report

DISCLAIMER OF LIABILITY:

Site Fragment

Land Use

Land Class

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Base Type

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22951	981	1	U	0101	80908DB00700
Owner(s):	Spay and Neuter Humane Assoc	Situs Addı	ess:	1606 Marine Dr	
				Astoria.	

Land Valuation

Size in Acres

Base Value

Adjustments

Base Land RMV

8		71					
Commercial	Commercial Use	Sq Ft	0.08	\$64,750	\$5,000	\$69,750	
	Land Comp	onents					
Category]					
eighborhood	Urban			_			
ff-Site Improvement	Asphalt-C	Asphalt-Concrete Street					
ff-Site Improvement	Curb-Gut	Curb-Gutters					
ff-Site Improvement	Public Ac	Public Access					
n-Site Utilities	Electricity	Electricity					
n-Site Utilities	Public Se	Public Sewer					
n-Site Utilities	Public Wa	iter					

10/10/2024 Page 1 of 3

Commercial Valuation

Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2020	442	1925	3500	1	Retail Store	C	Average

Valuation

Cost Approach

Se	ati	0.11	ď

Total Sqft Area	Condition		#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
3500	Average	1	1	240	41	No	202001	552667.00
Occupancy	,							

Use Code: 353

Name: Retail Store

System: Mezzanines

%: 0

Rank: 20

Components					
Use Code: 603	System: HVA	C (Heating)	Description: Fo	orced Air Unit	
SQFT: 3500	Rank: 20	% : 0	Depreciation: 0	Other:	1.00

Depreciation: 0

Description: Mezzanines-Office

Height: 16

Rank: 20

Additions Basement

Use Code: 761

SQFT: 1800

Other

Value for this Estimate:

Other: 0

Use as % of Total: 100 Class: C

\$552,667

RMV Summary (Before Index)

		Improv	vement(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	 Program Type	Land Class	RMV before index
442	\$115,242	\$0	\$0	\$0	\$115,242	Commercial	Commercial Use	\$69,750
Single Line Backdate	Single Line Backdate Value	Improv Valuation Approach Cost	Improvement type Commercial	t % Complete 1.000000	RMV before index \$552,667			
					\$552,667			

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520776		22951		\$781,250	1.41	\$79,515	1.14
				\$781,250			

Page 3 of 3