

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23453	201	1	U5	0101	80909BC01201
Owner(s): Uppertown Station LLC		Situs Address: 399 31st 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	0.10	\$77,238	\$5,000	\$82,238
	Commercial	River Frontage	FF River	0.00	\$24,993	\$0	\$24,993

Land Components

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

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	451	2000	520	2	Office Building	D	Average

Valuation

Cost Approach

Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
520	Average	1	1	103	24	No	202001	70683.00

Occupancy

Use Code: 344 Name: Office Building Height: 10 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
SQFT: 520 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Deck Section: 12 Page: 40 Quantity: 992 Unit Cost: 22.2000000 Base Cost: 2207.2
LCM: 1.00000 CMM: 1.00000 Replacement Cost: 22022.40 %Good: 80.00 Complete %: 100.0 DRC: 17617.92 Publication Date: {

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	451	2000	2140	2	Office Building	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2140	Average	1	1	197	24	No	202001	231688.00

Occupancy

Use Code: 344 Name: Office Building Height: 10 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
SQFT: 2140 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Gas Stove w/Flue LM: True Units: 1 Base Date: 201808 Cost: 1990.

Basement

Other

Description: Deck Section: 12 Page: 40 Quantity: 992 Unit Cost: 22.2000000 Base Cost: 220.
LCM: 1.0000 CMM: 1.0000 Replacement Cost: 22022.40 %Good: 80.00 Complete %: 100.0 DRC: 17617.92 Publication Date: }

Value for this Estimate: \$319,989

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.
Office	2660	1.50	47880.00								
Totals:	2660	1.50	47880.00	0.100000	0.280000	31026	0.0650000	477327.00	107231.00	0	370096.00

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.
Office	2660	47880.00										
Totals:	2660	47880.00	0.100000	1821.6		0	0	0	0	107231.00	0	-107231.00

RMV Summary (Before Index)

Improvement(s)						Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	RMV before index
451	\$293,297	\$0	\$0	\$0	\$293,297	Commercial	Commercial Use \$82,238
						Commercial	River Frontage \$24,993
						Total:	<u>\$107,231</u>

Improvement(s)					
Single Line Backdate	Single Line Backdate Value	Valuation Approach	Improvement type	% Complete	RMV before index
		Income	Commercial	1.000000	0096.00000000
					<u>\$370,096</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520827		23453			1.41	<u>\$122,243</u>	<u>1.14</u>
				<u>\$523,167</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$122,243	\$523,167	\$645,410	\$3,298	\$138,737	\$142,035	\$2,827.53
2024	\$122,243	\$523,167	\$645,410	\$3,396	\$142,899	\$146,295	\$2,927.65