

# 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>
25655	981	1	U5	0101	80917CC04600

Owner(s): **Clatsop Retirement Village Prop  
Clatsop Care Center Health Lessee**

Situs Address:

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Bay Frontage	FF River	0.00	\$13,574	\$0	\$13,574
	Commercial	Submerged Land:	Acre	6.84	\$2,955	\$0	\$2,955
	Commercial	Commercial Use	Sq Ft	3.81	\$3,070,316	(\$1,528,058)	\$1,542,258

### Land Components

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

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2020	490	1972	1200	1	Lt. Commercial Utility Build.	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
1200	Average	1	1	160	53	No	202001	26028.00

#### Occupancy

Use Code: 471      Name: Lt. Commercial Utility Build.      Height: 10      Rank: 20      Use as % of Total: 100      Class: D

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Carport      LM: True      Units: 300      Base Date: 201808      Cost: 41.00

#### Basement

##### Other

Description: tax assessed value      Section:      Page:      Quantity: 1      Unit Cost: 47020.00000      Base Cost: 470:  
 LCM: 0      CMM: 0      Replacement Cost: 47020.00      %Good: 100.0      Complete %: 100.0      DRC: 47020.00      Publication Date:

**Value for this Estimate:** \$73,048

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2020	490	1972	1800	1	Storage Garage	D	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
1800	Average	1	1	180	53	No	202001	28537.00

#### Occupancy

Use Code: 326      Name: Storage Garage      Height: 12      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 15      %: -1      Depreciation: 0      Other: 0

#### Additions

Basement

Other

**Value for this Estimate:** \$28,537

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land		
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index	
490	\$51,722	\$0	\$0	\$0	\$51,722	Commercial	Bay Frontage	\$13,574	
490	\$0	\$0	\$0	\$0	\$0	Commercial	Submerged Lands	\$2,955	
<b>Totals:</b>	<b>\$51,722</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$51,722</b>	Commercial	Commercial Use	\$1,542,258	
								<b>Total:</b>	<b>\$1,558,787</b>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Cost</b>	Commercial	1.000000	\$73,048
			Commercial	1.000000	
					<b>=====</b>

## Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538088		25655		\$0	1.49	<b>\$2,323,069</b>	<b>1.49</b>
520922		25655		\$108,863	1.49		
				<b>\$108,863</b>	<b>1.49</b>		