Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	 MA	NH	Tax Code	TaxMapKey
25661	701	1	U	0101	80917CC05002
Owner(s):	Astoria YB LLC	Situs Add	ress:	2031-2035 5th St	
				Astoria,	

Land Valuation

Site Fragment Land Use		Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV	
	Commercial Us		Sq Ft	1.29	\$1,037,628	(\$504,614)	\$533,014	
		Land Com	onents					
	Category			Description				
Off-Site Improveme	ent	Asphalt-	Concrete Street		_			
Off-Site Improveme	ent	Curb-Gu	tters					
Neighborhood		Urban						
Off-Site Improveme	ent	Public A	ccess					
On-Site Utilities		Cable Tv	-					
On-Site Utilities		Electricit	у					
On-Site Utilities		Public Se	ewer					
On-Site Utilities		Public W	ater					

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Commercial Valuation

Description

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2019	422	2018	15984	3	Multiple Res (Low Rise)	D	Average

Valuation

Cost Approach

Total Sqft Area	Condition	#Stories/ Section			Effective Age	0	verride	Base Date			Section Value	
15984	Average	3	3	572	6		No	20200	1		1934965	5.00
Occupancy												
Use Code:	352	Name	: Multip	le Res (Low Rise)	Height:	9	Rank:	20	Use as % of Total:	100 Cl	ass: D	
Component	ts											
Use C	Code: 602	Syste	em: HVA	C (Heating)	Description	n: E	lectric Wal	11				
SQFT	: 15984	Rank:	20	%: 0	Depreciation: (0			Other: 1.00			
Use C	Code: 681	Syste	em: Sprir	ıklers	Description	n: Sj	orinklers					
SQFT	: 15984	Rank:	20	%: 0	Depreciation: 0	0			Other: 0			
Use C	Code: 751	Syste	em: Misc	ellaneous	Description	n: B	alcony					
SQFT	: 860	Rank:	20	%: -1	Depreciation: (0			Other: 0			
Additions												
Use C	Code: 631	Descri	ption: [Dishwasher	LM: Ti	rue	Units:	18	Base Date: 201808	Co	st: 845.0	
Use C	Code: 631	Descri	ption: C	arbage Disposal	LM: Tı	rue	Units:	18	Base Date: 201808	Co	ost: 185.0	
Use C	Code: 631	Descri	ption: H	Iood Fan	LM: Ti	rue	Units:	18	Base Date: 201808	Co	ost: 296.0	

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 20200 Unit Cost: 4.2500000 Base Cost: 8585 LCM: 1.0600 CMM: 1.0300 Replacement Cost: 93731.03 %Good: 80.00 Complete %: 100.0 DRC: 74984.82 Publication Date:

Commercial Valuation

Description: Concret Paving Patios	Section: 66	Page: 2 Quantity: 1132 Unit Cost: 6.0000000 Base Cost: 6792
LCM: 1.0600 CMM: 1.0200 Replacement Cost	: 7343.51	%Good: 80.00 Complete %: 100.0 DRC: 5874.81 Publication Date:
Description: Concret Paving Garbage pad	Section: 66	Page: 2 Quantity: 320 Unit Cost: 6.0000000 Base Cost: 1920
LCM: 1.0600 CMM: 1.0300 Replacement Cost	: 2096.26	%Good: 80.00 Complete %: 100.0 DRC: 1677.00 Publication Date:
Description: Wood Fence Garbage Encl	Section: 66	Page: 5 Quantity: 34 Unit Cost: 20.7500000 Base Cost: 705.
LCM: 1.0500 CMM: 1.0200 Replacement Cost	: 755.59	%Good: 80.00 Complete %: 100.0 DRC: 604.47 Publication Date:
Description: Concrete Paving	Section: 66	Page: 2 Quantity: 3012 Unit Cost: 6.0000000 Base Cost: 1807
LCM: 1.0600 CMM: 1.0300 Replacement Cost	: 19731.01	%Good: 80.00 Complete %: 100.0 DRC: 15784.81 Publication Date:
		Value for this Estimate: \$2.033.891

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Commercial Valuation

Description

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2019	422	2018	11826	3	Multiple Res (Low Rise)	D	Good Minus

Valuation

Cost Approach

Se		

Total Sqft Area	Condition	#Stories/ Section			Effective Age	Override	Base Date		_	Section Value
11826	Average	3	3	430	6	No	20200	01		0
Occupancy	7									
Use Code:	352	Name	: Multip	le Res (Low Rise)	Height: 9	Rank	x: 25	Use as % of Total: 100	Class	: D
Componen	ts									
Use	Code: 602	Syste	m: HVA	C (Heating)	Description:	Electric W	/all			
SQF	Г: 11826	Rank:	20	% : 0	Depreciation: 0			Other: 1.00		
Use	Code: 681	Syste	m: Sprir	klers	Description:	Sprinklers				
SQF	Г: 11826	Rank:	20	% : 0	Depreciation: 0			Other: 0		
Use	Code: 751	Syste	m: Misc	ellaneous	Description:	Balcony				
SQF	Г: 680	Rank:	20	%: -1	Depreciation: 0			Other: 0		
Additions										
Use	Code: 631	Descri	ption: I	ishwasher	LM: Tru	e Units:	12	Base Date: 201808	Cost:	845.0
Use	Code: 631	Descri	ption: C	arbage Disposal	LM: Tru	e Units:	12	Base Date: 201808	Cost:	185.0
Use	Code: 631	Descri	ption: F	Iood Fan	LM: Tru	e Units:	12	Base Date: 201808	Cost:	296.0

Basement

Other

Description: Concret Paving patios Section: 66 Page: 2 Quantity: 808 Unit Cost: 6.0000000 Base Cost: 4848 LCM: 1.0600 CMM: 1.0300 Replacement Cost: 5293.05 %Good: 80.00 Complete %: 100.0 DRC: 4234.44 Publication Date:

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	T	otal alue	less Land Value	less Personal Property	Value to Impr.
Multi-Family	6	1225.00	88200.00									
Multi-Family	24	1235.00	355680.00									
Totals:	30	2460.00	443880.00	0.050000	0.300000	295180	0.075000	00 3935	736.00	533014.00	87000.00	3315722.00
Market A _l	proach	Potential		Effective	Market	Total	Pot- Gross	Effect. Gross		less	less	
Occupancy Type	Sqft Area/ # of Units	Gross Annual Inc.	Assigned Vac. Rate	Gross Annual Inc.	Value Per SQFT/Unit	Market Value	Income Mult.	Income Mult.	Total Value	Land	Personal Property	
Multi-Family	6	88200.00										
Multi-Family	24	355680.00										
Totals:	30	443880.00	0.050000	1922.8		0	0	0	0	533014.00	87000.00	-620014.00

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RMV Summary (Before Index)

		Improv	ement(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
422	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	\$533,014
422	\$0	\$0	\$0	\$0	\$0			
Totals:	\$0	\$0	\$0	\$0	\$0			
Single Line Backdate	Single Line Backdate Value	Valuation	Improvement type Commercial Commercial	1.000000 1.000000	RMV before index 5722.00000000 \$3,315,722			

Current RMV

			I	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537726		25661			1.49	\$771,217	1.49
537152		25661			1.49		
				\$4,941,443	1.49		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$771,217	\$4,797,518	\$5,568,735	\$224,338	\$2,954,536	\$3,178,874	\$63,282.80
2024	\$794,353	\$4,941,443	\$5,735,796	\$231,068	\$3,043,172	\$3,274,240	\$65,523.78

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