

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>
26502	201	1	U	0101	80918BC00700

Owner(s): **Lewis Meagan**

Situs Address: **653-657 W MarineDrW
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	0.17	\$139,435	(\$18,369)	\$121,066

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Water Front	River-Creek
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
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
1992	451	1980	2480	1	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
2480	Average	1	1	204	24	No	202001	256982.00

Occupancy

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

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
SQFT: 2480 Rank: 10 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 3182 Unit Cost: 4.2500000 Base Cost: 1351.25
LCM: 1.05000 CMM: 1.03000 Replacement Cost: 14625.67 %Good: 50.00 Complete %: 100.0 DRC: 7312.83 Publication Date: 10/10/2024

Value for this Estimate: \$264,295

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	2480	1.50	44640.00								
Totals:	2480	1.50	44640.00	0.100000	0.280000	28927	0.0650000	445026.00	121065.69	0	323960.00

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	2480	44640.00										
Totals:	2480	44640.00	0.100000	1821.6		0	0	0	0	121065.69	0	-121065.69

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
451	\$176,617	\$0	\$0	\$0	\$176,617	Commercial	Commercial Use	<u>\$121,066</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$264,295
					<u>\$264,295</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520951		26502		\$373,607	1.41	\$138,014	1.14
				<u>\$373,607</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$138,014	\$386,946	\$524,960	\$71,270	\$193,841	\$265,111	\$5,277.66
2024	\$138,014	\$373,607	\$511,621	\$73,408	\$199,656	\$273,064	\$5,464.51