

# 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>
<b>29863</b>	<b>701</b>	<b>5</b>	<b>U</b>	<b>3004</b>	<b>810170003904</b>

Owner(s):	<b>Terrace3 LLC</b>	Situs Address:	<b>421-561 Ridge Rd</b>
	<b>Gray Timothy R</b>		<b>Hammond,</b>
	<b>Gray Marianne G</b>		

## 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	Multi-Family	Sq Ft	3.60	\$799,762	\$128,376	\$928,138
	Commercial	1.Acre Commer	Acre	5.40	\$81,940	\$0	\$81,940

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	1056	1	Residential Garage - Detached	D	Average Minus

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1056	Average	1	1	140	31	No	202301	16292.00

#### Occupancy

Use Code: 152      Name: Residential Garage - Detached      Height: 8      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 20      %: -1      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 37700      Unit Cost: 5.7500000      Base Cost: 2167.50  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 264031.95      %Good: 80.00      Complete %: 100.0      DRC: 211225.56      Publication Date: 1/1/2022

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1600      Unit Cost: 7.0000000      Base Cost: 11200.00  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 13641.60      %Good: 80.00      Complete %: 100.0      DRC: 10913.28      Publication Date: 1/1/2022

Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 422      Unit Cost: 30.0500000      Base Cost: 12680.50  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 13714.61      %Good: 80.00      Complete %: 100.0      DRC: 10971.69      Publication Date: 8/1/2022

Description: 20' Metal Yard Light w/1 Light Fixture      Section: 66      Page: 5      Quantity: 6      Unit Cost: 3775.0000000      Base Cost: 22650.00  
 LCM: 1.06000      CMM: 1.16000      Replacement Cost: 27850.44      %Good: 80.00      Complete %: 100.0      DRC: 22280.35      Publication Date: 1/1/2022

# Commercial Valuation

## Description

### Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	8432	2	Multiple Res (Low Rise)	D	Average Minus

## Valuation

### Cost Approach

1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
8432	Average	2	2	384	31	No	202301	446323.00

### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

### Components

Use Code: 601      System: HVAC (Heating)      Description: Electric  
 SQFT: 8432      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

### Additions

#### Basement

#### Other

Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 37700      Unit Cost: 5.7500000      Base Cost: 216,000.00  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 264031.95      %Good: 80.00      Complete %: 100.0      DRC: 211225.56      Publication Date: 1/1/2024

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1600      Unit Cost: 7.0000000      Base Cost: 112,000.00  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 13641.60      %Good: 80.00      Complete %: 100.0      DRC: 10913.28      Publication Date: 1/1/2024

Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 422      Unit Cost: 30.0500000      Base Cost: 126,810.00  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 13714.61      %Good: 80.00      Complete %: 100.0      DRC: 10971.69      Publication Date: 8/1/2023

Description: 20' Metal Yard Light w/1 Light Fixture      Section: 66      Page: 5      Quantity: 6      Unit Cost: 3775.0000000      Base Cost: 22,650.00  
 LCM: 1.06000      CMM: 1.16000      Replacement Cost: 27850.44      %Good: 80.00      Complete %: 100.0      DRC: 22280.35      Publication Date: 1/1/2024

**Value for this Estimate:** \$718,006

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	10336	2	Multiple Res (Low Rise)	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
10336	Average	2	2	440	31	No	202301	521128.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 602      System: HVAC (Heating)      Description: Electric Wall  
 SQFT: 10336      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 3000      Unit Cost: 7.0000000      Base Cost: 2100  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 25578.00      %Good: 80.00      Complete %: 100.0      DRC: 20462.40      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 535      Unit Cost: 30.0500000      Base Cost: 16075  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 17387.01      %Good: 80.00      Complete %: 100.0      DRC: 13909.60      Publication Date: 8

# Commercial Valuation

## Description

### Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	1320	1	Residential Garage - Detached	D	Average Minus

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1320	Average	1	1	164	31	No	202301	19121.00

#### Occupancy

Use Code: 152      Name: Residential Garage - Detached      Height: 8      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 20      %: -1      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 3000      Unit Cost: 7.0000000      Base Cost: 2100  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 25578.00      %Good: 80.00      Complete %: 100.0      DRC: 20462.40      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 535      Unit Cost: 30.0500000      Base Cost: 1607  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 17387.01      %Good: 80.00      Complete %: 100.0      DRC: 13909.60      Publication Date: 8

**Value for this Estimate:** \$574,621

# Commercial Valuation

## Description

### Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	720	1	Residential Garage - Detached	D	Average Minus

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
720	Average	1	1	112	31	No	202301	12265.00

### Occupancy

Use Code: 152      Name: Residential Garage - Detached      Height: 8      Rank: 15      Use as % of Total: 100      Class: D

### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 20      %: -1      Depreciation: 0      Other: 0

### Additions

#### Basement

#### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1800      Unit Cost: 7.0000000      Base Cost: 1260  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 15346.80      %Good: 80.00      Complete %: 100.0      DRC: 12277.44      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 487      Unit Cost: 30.0500000      Base Cost: 14661.15  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 15827.05      %Good: 80.00      Complete %: 100.0      DRC: 12661.64      Publication Date: 8

# Commercial Valuation

## Description

### Improvement 6

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	10336	1	Multiple Res (Low Rise)	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
10336	Average	1	1	440	31	No	202301	468051.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 602      System: HVAC (Heating)      Description: Electric Wall  
 SQFT: 10336      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1800      Unit Cost: 7.0000000      Base Cost: 1260  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 15346.80      %Good: 80.00      Complete %: 100.0      DRC: 12277.44      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 487      Unit Cost: 30.0500000      Base Cost: 14661  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 15827.05      %Good: 80.00      Complete %: 100.0      DRC: 12661.64      Publication Date: 8

**Value for this Estimate:**      \$505,255

# Commercial Valuation

## Description

### Improvement 7

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	8432	2	Multiple Res (Low Rise)	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
8432	Average	2	2	384	31	No	202301	431482.00

#### Occupancy

Use Code: 352      Name: Multiple Res (Low Rise)      Height: 9      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 602      System: HVAC (Heating)      Description: Electric Wall  
 SQFT: 8432      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1050      Unit Cost: 7.0000000      Base Cost: 7350  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 8952.30      %Good: 80.00      Complete %: 100.0      DRC: 7161.84      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 420      Unit Cost: 30.0500000      Base Cost: 12621  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 13649.61      %Good: 80.00      Complete %: 100.0      DRC: 10919.69      Publication Date: 8



# Commercial Valuation

## Description

### Improvement 8

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1992	1440	1	Residential Garage - Detached	D	Average Minus

## Valuation

### Cost Approach

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1440	Average	1	1	184	31	No	202301	21455.00

#### Occupancy

Use Code: 152      Name: Residential Garage - Detached      Height: 8      Rank: 15      Use as % of Total: 100      Class: D

#### Components

Use Code: 649      System: HVAC (Heating)      Description: No HVAC  
 SQFT: -1      Rank: 20      %: -1      Depreciation: 0      Other: 0

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 1050      Unit Cost: 7.0000000      Base Cost: 7350  
 LCM: 1.05000      CMM: 1.16000      Replacement Cost: 8952.30      %Good: 80.00      Complete %: 100.0      DRC: 7161.84      Publication Date: 1  
 Description: Covered Porch - Slab w/Roof (50sf)      Section: 12      Page: 40      Quantity: 420      Unit Cost: 30.0500000      Base Cost: 12621  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 13649.61      %Good: 80.00      Complete %: 100.0      DRC: 10919.69      Publication Date: 8

**Value for this Estimate:**      \$471,019

# Commercial Valuation

## Description

**Improvement 9**

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	1997	252	1	Laundromat	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
252	Average	1	1	64	27	No	202301	11742.00

**Occupancy**

Use Code: 336      Name: Laundromat      Height: 8      Rank: 20      Use as % of Total: 100      Class: D

**Components**

**Additions**

**Basement**

**Other**

Description: Covered Porch - Slab w/Roof (50sf) Section: 12      Page: 40      Quantity: 228      Unit Cost: 30.0500000      Base Cost: 6851  
 LCM: 1.05000      CMM: 1.03000      Replacement Cost: 7409.79      %Good: 80.00      Complete %: 100.0      DRC: 5927.83      Publication Date: 8

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**Value for this Estimate:**      \$17,670

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)				Total
	Residence	Carport	Garage	Other Improvements	
421	\$1,790,593	\$0	\$0	\$0	\$1,790,593
421	\$0	\$0	\$0	\$0	\$0
421	\$0	\$0	\$0	\$0	\$0
421	\$0	\$0	\$0	\$0	\$0
421	\$0	\$0	\$0	\$0	\$0
<b>Totals:</b>	<b>\$1,790,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,790,593</b>

Program Type	Land	
	Land Class	RMV before index
Commercial	Multi-Family	\$928,138
Commercial	ld.Acres Commerc	\$81,940
	<b>Total:</b>	<b>\$1,010,078</b>

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Valuation Approach	Improvement type		
		<b>Income</b>	Commercial	1.000000	_____
		<b>Income</b>	Commercial	1.000000	_____
		<b>Income</b>	Commercial	1.000000	_____
		<b>Income</b>	Commercial	1.000000	_____
		<b>Income</b>	Commercial	1.000000	_____
					\$0

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538862		29863			2.19	<b>\$1,780,368</b>	<b>1.82</b>
538863		29863			2.19		
538864		29863			2.19		
538865		29863			2.19		
521086		29863			2.19		
				<b>\$4,966,033</b>	<b>2.19</b>		

**Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,780,368	\$4,821,391	\$6,601,759	\$690,782	\$1,870,699	\$2,561,481	\$33,944.22
2024	\$1,833,779	\$4,966,033	\$6,799,812	\$711,505	\$1,926,819	\$2,638,324	\$35,094.47