

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>
31280	201	5	U	3004	81022BD06800

Owner(s): **Silvis Andrew W Nabors Huyen** Situs Address: **936 E Harbor Dr Warrenton,**

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	CI	Sq Ft	0.14	\$107,100	(\$52,050)	\$55,050

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2000	443	1992	2472	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
2472	Average	1	1	256	32	No	200201	196450.00

Occupancy

Use Code: 344 Name: Office Building Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2472 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: CLF 4' Base/1 Rail Section: 66 Page: 4 Quantity: 87 Unit Cost: 8.7000000 Base Cost: 756.
 LCM: 1.05000 CMM: 1.00000 Replacement Cost: 794.75 %Good: 80.00 Complete %: 100.0 DRC: 635.80 Publication Date: 1
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2976 Unit Cost: 2.5000000 Base Cost: 7440.
 LCM: 1.05000 CMM: 1.00000 Replacement Cost: 7812.00 %Good: 80.00 Complete %: 100.0 DRC: 6249.60 Publication Date: 1

Value for this Estimate: \$203,336

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
443	\$1	\$0	\$0	\$0	\$1	Commercial	CI	<u>\$55,050</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$203,336
					<u>\$203,336</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
510595		31280		\$295,230	1.45	<u>\$77,694</u>	<u>1.41</u>
				<u>\$295,230</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$77,694	\$307,978	\$385,672	\$31,747	\$139,697	\$171,444	\$2,271.95
2024	\$77,694	\$295,230	\$372,924	\$32,699	\$143,887	\$176,586	\$2,348.89

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202204173	05/24/2022	\$269,333	34	Yes	Primary	31280	81022BD06800
					Additional	31279	81022BD06700
