

# 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>
31696	301	5	U	0113	810250000704

Owner(s): **Larson Dean P/Evelind**

Situs Address:

## 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>
	Industrial	II	Sq Ft	2.60	\$353,359	\$2,250	\$355,609

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2007	490	1990	1080	1	Office Building	D	Low

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1080	Fair	1	1	134	8	Yes	200701	112116.00

Occupancy

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

Components

Use Code: 602	System: HVAC (Heating)	Description: Electric Wall	
SQFT: 358	Rank: 10      %: 0	Depreciation: 0	Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater	
SQFT: 702	Rank: 10      %: -1	Depreciation: 0	Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$112,116

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
490	\$0	\$0	\$0	\$0	\$0	Industrial	I1	<u>\$355,609</u>
490	\$0	\$0	\$0	\$0	\$0			
Totals:	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	<u>\$112,116</u>
		<b>Cost</b>	Commercial	1.000000	<u>\$35,486</u>
					<u>\$147,602</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
533577		31696		\$57,828	1.17	<u>\$417,556</u>	<u>1.17</u>
533051		31696		\$57,828	1.17		
				<u>\$115,656</u>	<u>1.17</u>		

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$417,556	\$115,656	\$533,212	\$93,046	\$137,429	\$230,475	\$3,434.98
2024	\$417,556	\$115,656	\$533,212	\$95,837	\$141,551	\$237,388	\$3,562.21

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
200409474	08/05/2004	\$435,000	Yes	Primary	31696	810250000704
				Additional	31692	810250000700
				Additional	31693	810250000701
				Additional	31694	810250000702
				Additional	31695	810250000703
				Additional	31691	810250000700