

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> |
| 4345 | 401 | 2 | N5 | 1014 | 509220001400 |

| | |
|---|---|
| Owner(s): Campion Paul Francis Campion James Brian | Situs Address: 37262 Hwy 26 Seaside, |
|---|---|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 4.48 | \$32,608 | \$9,500 | \$42,108 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| On-Site Utilities | Private Well |
| Rural | Homesite-Good |
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Utilities | Electricity |
| Neighborhood | Rural |
| Water Front | River-Creek |
| Off-Site Improvement | Public Access |
| On-Site Utilities | Septic System |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 140 | 1993 | 1993 | | ncorkill | 1.000000 | 82900 | 00000 | 00000 | 0.829000 | 1.000000 | 0.920000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$112,529 |
| Inventory Adjustment Total: | \$19,988 |
| Adjusted Base Cost: | \$121,916 |
| DRC: | \$101,069 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Exterior Wall | Single | 0 | 0 | | 0 |
| Foundation | Concrete | 0 | 0 | | 0 |
| Heat & Cool Fuel | Electricity | 0 | 0 | | 0 |
| Heating & Cooling | Forced Air | 0 | 1,612 | 2 | 3,643 |
| Heating Accessory | Wood Stove Hearth - Avg | 1 | 0 | 2,880 | 2,880 |
| Interior - Cabinetry | Hard Wood | 0 | 0 | | 0 |
| Interior - Electric | 220 Volt | 0 | 0 | | 0 |
| Interior - Floor | Wood Subfloor | 0 | 1,612 | 0 | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Enamel Sheet | 0 | 1,612 | 2 | 3,385 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | | 0 |
| Ext Wall Material | Log | 0 | 0 | | 0 |
| Interior - Ceiling | Standard | 0 | 0 | | 0 |
| Interior - Ceiling | Vaulted | 0 | 0 | | 0 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Windows | Double | 0 | 0 | | 0 |
| Plumbing | Sauna 4X4 | 1 | 0 | 3,800 | 3,800 |
| Plumbing | Shower Stall - Fiberglass | 2 | 0 | 1,350 | 2,700 |
| Plumbing | Lavatory | 2 | 0 | 350 | 700 |
| Plumbing | Water Heater (Std) | 1 | 0 | 400 | 400 |
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Bath Tub - Shower | 1 | 0 | 950 | 950 |
| Plumbing | Shower Stall - Door | 2 | 0 | 0 | 0 |
| Plumbing | Kitchen Sink | 1 | 0 | 450 | 450 |

Residence Valuation

Room Grid

| Floor Type | Liv | Kit | Din | Fam | Bed | Full Bth | Half Bth | Uty | Oth | Grt | Gar | Area | | | | Base Cost | | | |
|-------------|-----|-----|-----|-----|-----|----------|----------|-----|-----|-----|-----|--------|----|-------|-------|------------|----------|------------|------------|
| | | | | | | | | | | | | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished | Total |
| First Floor | 1 | 1 | 1 | 0 | 2 | 2.0 | 0 | 1 | 1 | 0 | 1 | | | 1,612 | 1,612 | 0.00 | 0.00 | 112,529.40 | 112,529.40 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 4 | Attached | Unfinished | 1.000000 | 0.829000 | 450.00 | \$22,267 | \$945 | \$21,355 | \$17,703 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Interior - Floor | Concrete Slab | 0 | 0 | 0 | 0 |
| Ext Wall Material | Log | 0 | 0 | 0 | 0 |
| Roof Type | Gable | 0 | 0 | 0 | 0 |
| Garage Component | Garage Door Opener | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Roofing Material | Enamel Sheet | 0 | 0 | 945 | 945.00 |
| Exterior Wall | Single | 0 | 0 | 0 | 0 |

Other Improvements

| Class-Other SC | Category | Description | LCM % | LMA % | Comp % | Over-all % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|----------------|--------------|-----------------|-------|-------|--------|------------|-------|-----------|------------------------|--------------------|----------|
| 5 - A | Outbuildings | General Purpose | 1.00 | 1.00 | 1.00 | 0.83 | 1,152 | \$17,832 | \$1,000 | \$18,832 | \$15,612 |

Other Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|------------|-----------------|----------|------|-----------|-----------|
| Electrical | Service 100 amp | 1 | 0 | 1000 | 1000.00 |

Residence Valuation

Other Improvements

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|---------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R | Other Improvements | Asphalt Drive | 1.00 | 0.92 | 1.00 | 0.83 | 768 | \$2,304 | \$0 | \$2,120 | \$1,757 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| 4 - R | Other Improvements | Gar. Door Opener | 1.00 | 0.92 | 1.00 | 0.83 | 1 | \$400 | \$0 | \$368 | \$305 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| 4 - R | Other Improvements | Gar. Door Opener | 1.00 | 0.92 | 1.00 | 0.83 | 1 | \$400 | \$0 | \$368 | \$305 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|----------|-----------------------|-----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 140 | \$101,069 | \$0 | \$17,703 | \$17,979 | \$136,751 | Residential | HS | <u>\$42,108</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 43451 | | 4345 | | \$303,465 | 2.22 | <u>\$184,648</u> | <u>4.78</u> |
| | | | | <u>\$303,465</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 2023 | \$184,648 | \$325,055 | \$509,703 | \$171,784 | \$155,902 | \$327,686 | \$4,430.34 |
| 2024 | \$201,266 | \$303,465 | \$504,731 | \$176,937 | \$160,579 | \$337,516 | \$4,569.46 |