

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>
4677	401	2	N	1003	510140000701

Owner(s): McEwan Celine W McEwan Michael R	Situation Address: 34154 Hwy 26 Seaside, OR 97138
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$35,000	\$4,500	\$39,500
	Farmland	Agricultural Prod	Acre	0.00	\$0	\$0	\$0

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2005	2005			1.000000	89750	00000	00000	0.897500	1.000000	1.040000

Base Cost Value:	\$290,350
Inventory Adjustment Total:	\$20,757
Adjusted Base Cost:	\$323,551
DRC:	\$290,387
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	3,342	2	5,013
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,892	0	434
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Stone Veneer	0	300	0	0
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Plumbing	Full Bath	2	0	2,350	4,700
Plumbing	Half Bath	1	0	950	950
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Water Heater (Std)	1	0	450	450

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		4	2.0	1	1	1	1	1			2,892	2,892	0.00	0.00	229,489.40	229,489.40
Second Floor										1				900	900	0.00	0.00	60,861.00	60,861.00

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.897500	900.00	\$51,085	\$900	\$54,064	\$48,523

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	450	900.00
Foundation	Concrete	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Low Cost	1.000000	0.897500	960.00	\$32,591	\$336	\$37,668	\$33,807

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	960	0.35	336.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.90	1,224	\$11,817	\$0	\$11,817	\$10,606

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	0.90	3,800	\$51,692	\$0	\$51,692	\$46,394

Residence Valuation

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	0.90	4,200	\$60,896	\$0	\$60,896	\$54,654

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.04	1.00	0.90	112	\$1,680	\$0	\$1,747	\$1,568

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.04	1.00	0.90	72	\$1,080	\$0	\$1,123	\$1,008

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.04	1.00	0.90	64	\$3,021	\$0	\$3,142	\$2,820

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.04	1.00	0.90	322	\$15,617	\$0	\$16,242	\$14,577

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
150	\$290,387	\$0	\$82,330	\$131,627	\$504,344	Residential	HS	\$39,500
						Farmland	Agricultural Prod.	\$0
							Total:	<u>\$39,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528398		4677		\$1,119,200	2.22	<u>\$173,212</u>	<u>4.78</u>
				<u>\$1,119,200</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$173,211	\$1,198,067	\$1,371,278	\$67,031	\$547,523	\$614,554	\$7,757.23
2024	\$188,801	\$1,119,200	\$1,308,001	\$69,041	\$563,948	\$632,989	\$8,005.26

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200214019	10/25/2002	\$205,000	12	Yes	Primary	4677	510140000701
					Additional	4676	510140000701