

# Appraisal Report

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| Account ID | Property Class               | MA             | NH                       | Tax Code | TaxMapKey    |
|------------|------------------------------|----------------|--------------------------|----------|--------------|
| 4692       | 401                          | 2              | N5                       | 1003     | 510140001500 |
| Owner(s):  | Jones Donnie<br>Jones Shasta | Situs Address: | 34045 Hwy 26<br>Seaside, |          |              |

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | Acre      | 2.91          | \$25,242   | \$19,500    | \$44,742      |

### Land Components

| Category             | Description    |
|----------------------|----------------|
| On-Site Improvement  | Landscape-Fair |
| Off-Site Improvement | Public Access  |
| On-Site Utilities    | Telephone      |
| On-Site Utilities    | Septic System  |
| Water Front          | River-Creek    |
| On-Site Utilities    | Public Water   |
| Neighborhood         | Recreation     |

# Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 140        | 1960       | 2005           |                | srutter      | 1.000000   | 89380 | 00000 | 00000 | 0.893800 | 1.000000 | 0.920000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$118,763 |
| Inventory Adjustment Total: | \$10,179  |
| Adjusted Base Cost:         | \$118,627 |
| DRC:                        | \$106,029 |
| Adjudicated Value:          |           |

## Improvement Components

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material    | Shingle                   | 0        | 0     |           | 0         |
| Exterior Wall        | Double                    | 0        | 0     |           | 0         |
| Foundation           | Concrete                  | 0        | 0     |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling    | Forced Air                | 0        | 1,732 | 2         | 3,776     |
| Interior - Cabinetry | Hard Wood                 | 0        | 0     |           | 0         |
| Interior - Ceiling   | Standard                  | 0        | 0     |           | 0         |
| Interior - Floor     | Hard Wood Floor           | 0        | 925   | 0         | 0         |
| Roof Type            | Gable                     | 0        | 0     |           | 0         |
| Roofing Material     | Composition Arch          | 0        | 1,732 | 0         | 433       |
| Windows              | Vinyl                     | 0        | 0     |           | 0         |
| Built-in Appliances  | Hood Fan                  | 1        | 0     | 280       | 280       |
| Built-in Appliances  | Basic Set                 | 1        | 0     | 1,590     | 1,590     |
| Interior - Wall      | Panel                     | 0        | 0     |           | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0     |           | 0         |
| Plumbing             | Kitchen Sink              | 1        | 0     | 450       | 450       |
| Plumbing             | Lavatory                  | 1        | 0     | 350       | 350       |
| Plumbing             | Toilet                    | 2        | 0     | 300       | 600       |
| Plumbing             | Bath Tub - Shower         | 1        | 0     | 950       | 950       |
| Plumbing             | Water Heater (Std)        | 1        | 0     | 400       | 400       |
| Plumbing             | Shower Stall - Fiberglass | 1        | 0     | 1,350     | 1,350     |

## 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   | 3   | 2.0      | 0        | 1   | 0   | 0   | 1   |        |    | 1,732 | 1,732 | 0.00       | 0.00     | 118,763.40 | 118,763.40 |

## Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 4     | Attached    | Finished      | 1.000000   | 0.893800  | 540.00 | \$27,174  | \$535                  | \$25,492           | \$22,785 |

## Garage Components

| Category          | Description        | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Interior - Floor  | Concrete Slab      | 0        | 0    | 0         | 0         |
| Ext Wall Material | Shingle            | 0        | 0    | 0         | 0         |
| Roof Type         | Gable              | 0        | 0    | 0         | 0         |
| Exterior Wall     | Double             | 0        | 0    | 0         | 0         |
| Garage Component  | Garage Door Opener | 1        | 0    | 400       | 400.00    |
| Roof Type         | Hip                | 0        | 0    | 0         | 0         |
| Roofing Material  | Composition Arch   | 0        | 540  | 0.25      | 135.00    |
| Foundation        | Concrete           | 0        | 0    | 0         | 0         |

# Residence Valuation

## Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 5     | Detached    | Unfinished    | 1.000000   | 0.893800  | 864.00 | \$46,234  | \$55,509               | \$93,604           | \$83,663 |

## Garage Components

| Category          | Description               | Quantity | Area | Unit Cost  | Adj. Cost |
|-------------------|---------------------------|----------|------|------------|-----------|
| Garage Component  | Gar. 2nd Floor-Finished   | 0        | 660  | 73.7663636 | 48685.80  |
| Heating & Cooling | Baseboard & Wall or Cable | 0        | 660  | 2.25       | 1485.00   |
| Heating Accessory | Wood Stove w/flue         | 1        | 0    | 3160       | 3160.00   |
| Plumbing          | Kitchen Sink              | 1        | 0    | 600        | 600.00    |
| Garage Component  | Garage Door Opener        | 3        | 0    | 450        | 1350.00   |
| Roofing Material  | Composition Arch          | 0        | 1524 | 0.15       | 228.60    |
| Ext Wall Material | Shingle                   | 0        | 0    | 0          | 0         |
| Exterior Wall     | Double                    | 0        | 0    | 0          | 0         |
| Foundation        | Concrete                  | 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     |
|----------------|--------------------|-------------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| All - R        | Other Improvements | Wood Deck Treated | 1.00  | 0.92  | 1.00   | 0.89      | 220  | \$3,300   | \$0                    | \$3,036            | \$2,714 |

| Class-Other SC | Category           | Description | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC   |
|----------------|--------------------|-------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|-------|
| All - R        | Other Improvements | Canopy Roof | 1.00  | 0.92  | 1.00   | 0.89      | 70   | \$700     | \$0                    | \$644              | \$576 |

| Class-Other SC | Category           | Description       | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC     |
|----------------|--------------------|-------------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| 4 - R          | Other Improvements | Cov. Porch Gab.R. | 1.00  | 0.92  | 1.00   | 0.89      | 117  | \$5,675   | \$0                    | \$5,221            | \$4,666 |

| Class-Other SC | Category           | Description   | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC   |
|----------------|--------------------|---------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|-------|
| All - R        | Other Improvements | Lean-To/Light | 1.00  | 0.92  | 1.00   | 0.89      | 192  | \$499     | \$0                    | \$459              | \$410 |

RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |           |                       |           | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|---------|-----------|-----------------------|-----------|-----------------|------------|---------------------|
|                            | Residence      | Carport | Garage    | Other<br>Improvements | Total     |                 | Land Class |                     |
| 140                        | \$106,029      | \$0     | \$106,448 | \$8,366               | \$220,843 | Residential     | HS         | \$44,742            |

Current RMV

| Improvement |         |            |         |             |                  | Land        |                  |
|-------------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 46921       |         | 4692       |         | \$490,076   | 2.22             | \$213,856   | 4.78             |
|             |         |            |         | \$490,076   |                  |             |                  |

Certified Tax Roll Value

| Tax Year | Land RMV  | Impr RMV  | Total RMV | Land AV   | Impr AV   | Total AV  | Total Tax  |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 2024     | \$213,856 | \$492,872 | \$706,728 | \$131,861 | \$267,352 | \$399,213 | \$5,115.01 |
| 2025     | \$213,856 | \$490,076 | \$703,932 | \$135,816 | \$275,372 | \$411,188 | \$5,286.72 |

Recent Transactions

| Instrument ID | Sales Date | Consideration | Sales Data Code | Multiple<br>Accounts | Account ID |      | TaxMapKey    |
|---------------|------------|---------------|-----------------|----------------------|------------|------|--------------|
| 200508306     | 07/11/2005 | \$475,000     | 33              |                      | Primary    | 4692 | 510140001500 |
|               |            |               |                 |                      | Additional | 4693 | 510140001600 |