

# 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>
<b>50065</b>	<b>101</b>	<b>3</b>	<b>G</b>	<b>1001</b>	<b>61028BA12500</b>

Owner(s): <b>Nicol Jeffrey Paul Pedersen Cindi Sue</b>	Situs Address: <b>2311 S Edgewood St Seaside,</b>
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## 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>
	Residential	HS	Acre	0.09	\$230,000	\$38,250	\$268,250

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
On-Site Utilities	Underground Utilities
Off-Site Improvement	Public Access
Neighborhood	Urban
Site Adjustments	Excess Traffic
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
Site Adjustments	Undersize for Zoning
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
646	1998	1998	09/22/2022	mpincombe	1.000000	85760	00000	00000	0.857600	3.090000	1.000000

Base Cost Value:	\$133,150
Inventory Adjustment Total:	\$11,816
Adjusted Base Cost:	\$447,944
DRC:	\$384,157
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,503	2	3,607
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,034	0	259
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Half Bath	1	0	650	650

### 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		1	1.0	1	1			1			1,034	1,034	0.00	0.00	82,502.30	82,502.30
Second Floor					2	1.0								937	937	0.00	0.00	50,647.72	50,647.72

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.857600	473.00	\$24,676	\$518	\$77,852	\$66,766

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	473	0.25	118.25

### 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 Composite	1.00	1.00	1.00	0.86	576	\$13,764	\$0	\$13,764	\$11,804

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Exposed Agg	1.00	1.00	1.00	0.86	602	\$4,876	\$0	\$4,876	\$4,182

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
646	\$384,157	\$0	\$66,766	\$15,985	\$466,908	Residential	HS	<u>\$268,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
500651		50065		\$328,530	0.94	<u>\$268,250</u>	<u>1.04</u>
				<u>\$328,530</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$349,500	\$617,750	\$74,039	\$182,012	\$256,051	\$3,676.71
2024	\$278,980	\$328,530	\$607,510	\$76,260	\$187,472	\$263,732	\$3,788.71