

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
51596	201	3	UG	1005	61003CD00400
Owner(s): CCDMED Holdings LLC		Situa Address: 3619 N Hwy 101 Gearhart,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.93	\$486,396	\$26,870	\$513,266

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	454	1999	2998	1	Medical Office	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2998	Average	1	1	238	26	No	202301	303211.00

Occupancy

Use Code: 341 Name: Medical Office Height: 9 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 617 System: HVAC (Heating) Description: Complete HVAC
SQFT: 2998 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 17500	Unit Cost: 5.7500000	Base Cost: 100625.00
LCM: 1.05000 CMM: 1.04000	Replacement Cost: 109882.50	%Good: 80.00	Complete %: 100.0	DRC: 87906.00	Publication Date: 1/1/2022
Description: Concrete Paving	Section: 66	Page: 2	Quantity: 550	Unit Cost: 7.0000000	Base Cost: 3850.00
LCM: 1.05000 CMM: 1.04000	Replacement Cost: 4204.20	%Good: 80.00	Complete %: 100.0	DRC: 3363.36	Publication Date: 1/1/2022
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 268	Unit Cost: 23.5000000	Base Cost: 6298.00
LCM: 1.04000 CMM: 1.21000	Replacement Cost: 7925.40	%Good: 80.00	Complete %: 100.0	DRC: 6340.32	Publication Date: 8/1/2021

Value for this Estimate: \$400,820

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
454	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	\$513,266

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$400,820
					\$400,820

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
508900		51596		\$400,820	1.00	\$513,266	1.00
				\$400,820			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$513,266	\$410,336	\$923,602	\$266,505	\$314,686	\$581,191	\$6,647.02
2025	\$513,266	\$400,820	\$914,086	\$274,500	\$324,126	\$598,626	\$6,538.74