

# 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>51596</b>	<b>201</b>	<b>3</b>	<b>UG</b>	<b>1005</b>	<b>61003CD00400</b>

Owner(s): **CCDMED Holdings LLC** Situs 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		#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
Total Sqft Area	Condition	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: 100000.00
LCM: 1.0500 CMM: 1.0400 Replacement Cost: 109882.50		%Good: 80.00	Complete %: 100.00	DRC: 87906.00	Publication Date: 1
Description: Concrete Paving	Section: 66	Page: 2	Quantity: 550	Unit Cost: 7.0000000	Base Cost: 3850.00
LCM: 1.0500 CMM: 1.0400 Replacement Cost: 4204.20		%Good: 80.00	Complete %: 100.00	DRC: 3363.36	Publication Date: 1
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 268	Unit Cost: 23.5000000	Base Cost: 6298.00
LCM: 1.0400 CMM: 1.2100 Replacement Cost: 7925.40		%Good: 80.00	Complete %: 100.00	DRC: 6340.32	Publication Date: 8

Value for this Estimate: \$400,820

## RMV Summary (Before Index)

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

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

## 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	<u><u>\$513,266</u></u>	<u><u>1.00</u></u>
				<b>\$400,820</b>			

## 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