

# 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>
51777	201	5	UQ	3004	81022DC03700

Owner(s): **PAR Coastal Enterprises LLC**

Situs Address: **801 SE Marlin Ave  
Warrenton,**

## 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>
	Commercial	CI	Sq Ft	1.14	\$793,728	\$202,707	\$996,435

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2000	440	1988	8636	1	Auto Dealership, Complete	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
8636	Average	1	1	467	30	No	200201	453716.00

#### Occupancy

Use Code: 455      Name: Auto Dealership, Complete      Height: 14      Rank: 20      Use as % of Total: 100      Class: D

#### Components

Use Code: 617      System: HVAC (Heating)      Description: Complete HVAC  
 SQFT: 4236      Rank: 20      %: 0      Depreciation: 0      Other: 1.00  
 Use Code: 606      System: HVAC (Heating)      Description: Space Heater  
 SQFT: 4400      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

Use Code: 631      Description: canopy      LM: True      Units: 819      Base Date: 200006      Cost: 30.67

#### Basement

##### Other

Description: lights + poles-double      Section:      Page:      Quantity: 19      Unit Cost: 3250.000000      Base Cost: 6175  
 LCM: 1.06000      CMM: 1.00000      Replacement Cost: 65455.00      %Good: 80.00      Complete %: 100.0      DRC: 52364.00      Publication Date:  
 Description: Concret Paving      Section: 66      Page: 2      Quantity: 1900      Unit Cost: 3.4500000      Base Cost: 6555  
 LCM: 1.05000      CMM: 1.00000      Replacement Cost: 6882.75      %Good: 80.00      Complete %: 100.0      DRC: 5506.20      Publication Date: 1  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 20125      Unit Cost: 2.5000000      Base Cost: 5031  
 LCM: 1.05000      CMM: 1.00000      Replacement Cost: 52828.13      %Good: 80.00      Complete %: 100.0      DRC: 42262.50      Publication Date: 1

## Commercial Valuation

Description: Detailing Lean-to 15'x31'      Section: 12      Page: 35      Quantity: 465      Unit Cost: 19.8600000      Base Cost: 9234  
 LCM: 1.03000      CMM: 1.01000      Replacement Cost: 9607.07      %Good: 80.00      Complete %: 100.0      DRC: 7685.65      Publication Date: 8/2024  
 Description: Service Garage Shed      Section: 14      Page: 32      Quantity: 600      Unit Cost: 20.4500000      Base Cost: 12270  
 LCM: 1.01000      CMM: 1.00000      Replacement Cost: 12392.70      %Good: 95.00      Complete %: 100.0      DRC: 11773.07      Publication Date: 8/2024  
 Description: Level 2 Car Charging Station      Section:      Page:      Quantity: 2      Unit Cost: 4500.0000000      Base Cost: 9000  
 LCM: 1.00000      CMM: 1.00000      Replacement Cost: 9000.00      %Good: 80.00      Complete %: 100.0      DRC: 7200.00      Publication Date: 8/2024

**Value for this Estimate:**      \$580,508

## RMV Summary (Before Index)

Improvement(s)						Land		RMV
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	before index
440	\$501,871	\$0	\$0	\$0	\$501,871	Commercial	CI	<u>\$996,435</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV
		Valuation Approach	Improvement type	% Complete	before index
	<b>Cost</b>		Commercial	1.000000	<u>\$580,508</u>
					<u>\$580,508</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
520004		51777		\$842,859	1.45	<u>\$1,406,308</u>	<u>1.41</u>
				<u>\$842,859</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$1,406,307	\$1,251,306	\$2,657,613	\$547,756	\$663,697	\$1,211,453	\$16,053.93
2024	\$1,406,308	\$842,859	\$2,249,167	\$564,188	\$683,607	\$1,247,795	\$16,597.90

### Recent Transactions

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<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
202305359	10/04/2023	\$3,800,000	34	Yes	Primary	51777	81022DC03700
					Additional	31513	81022DD02102
					Additional	56747	81022DD06900
					Additional	31421	81022DA04600

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