

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
52354	201	1	UA	0101	80908CB01900

Owner(s): **River Barrel Real Estate 2 LLC**

Situs Address: **740-760 Astor St
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.47	\$371,585	\$80,226	\$451,811

Land Components

Category	Description
Off-Site Improvement	Sidewalk
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2018	443	1962	12064	1	Fast Food Restaurant	C	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
12064	Average	1	1	520	21	No	201801	1419914.00

Occupancy

Use Code: 349 Name: Fast Food Restaurant Height: 16 Rank: 20 Use as % of Total: 18 Class: C

Components

Use Code: 681 System: Sprinklers Description: Sprinklers
SQFT: 12064 Rank: 20 %: 0 Depreciation: 0 Other: 0
Use Code: 611 System: HVAC (Heating) Description: Package Unit
SQFT: 12064 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 7' Hood w/Fire Suppressant LM: True Units: 7 Base Date: 201608 Cost: 1290.
Use Code: 631 Description: Hood Fan - Alanon Kitchen LM: True Units: 1 Base Date: 201608 Cost: 288.0

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 7000 Unit Cost: 4.0000000 Base Cost: 28000
LCM: 1.03000 CMM: 1.03000 Replacement Cost: 29705.20 %Good: 80.00 Complete %: 100.0 DRC: 23764.16 Publication Date: 1
Description: Concrete Paving Section: 66 Page: 2 Quantity: 1176 Unit Cost: 7.0000000 Base Cost: 8236.8
LCM: 1.05000 CMM: 1.04000 Replacement Cost: 8989.34 %Good: 80.00 Complete %: 100.0 DRC: 7191.48 Publication Date: 1

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2018	443	1962	12064	1	Industrials, Light Mftg.	C	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
12064	Average	1	1	520	21	No	201801	1419914.00

Occupancy

Use Code: 494 Name: Industrials, Light Mftg. Height: 25 Rank: 30 Use as % of Total: 82 Class: C

Components

Use Code: 681 System: Sprinklers Description: Sprinklers
SQFT: 12064 Rank: 20 %: 0 Depreciation: 0 Other: 0
Use Code: 611 System: HVAC (Heating) Description: Package Unit
SQFT: 12064 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 7' Hood w/Fire Suppressant LM: True Units: 7 Base Date: 201608 Cost: 1290.
Use Code: 631 Description: Hood Fan - Alanon Kitchen LM: True Units: 1 Base Date: 201608 Cost: 288.0

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 7000 Unit Cost: 4.0000000 Base Cost: 28000
LCM: 1.03000 CMM: 1.03000 Replacement Cost: 29705.20 %Good: 80.00 Complete %: 100.0 DRC: 23764.16 Publication Date: 1
Description: Concrete Paving Section: 66 Page: 2 Quantity: 1176 Unit Cost: 7.0000000 Base Cost: 8232
LCM: 1.05000 CMM: 1.04000 Replacement Cost: 8989.34 %Good: 80.00 Complete %: 100.0 DRC: 7191.48 Publication Date: 1

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2018	443	1962	2352	1	Office Building	C	Average

Valuation

Cost Approach

Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
2352	Average	1	1	196	21	No	201801	334022.00

Occupancy

Use Code: 344 Name: Office Building Height: 10 Rank: 20 Use as % of Total: 100 Class: C

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
SQFT: 2352 Rank: 20 %: 601 Depreciation: 0 Other: 1.00
Use Code: 681 System: Sprinklers Description: Sprinklers
SQFT: 2352 Rank: 20 %: 0 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 7000 Unit Cost: 4.0000000 Base Cost: 28000
LCM: 1.03000 CMM: 1.03000 Replacement Cost: 29705.20 %Good: 80.00 Complete %: 100.0 DRC: 23764.16 Publication Date: 1
Description: Concrete Paving Section: 66 Page: 2 Quantity: 1176 Unit Cost: 7.0000000 Base Cost: 82368
LCM: 1.05000 CMM: 1.04000 Replacement Cost: 8989.34 %Good: 80.00 Complete %: 100.0 DRC: 7191.48 Publication Date: 1

Value for this Estimate: \$1,784,891

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	9772	0.80	93811.20								
Retail 2.a	2292	0.90	24753.60								
Retail 1.a	2292	0.80	22003.20								
Totals:	14356	2.50	140568.00	0.050000	0.300000	93477.6	0.0850000	1099738.00	451810.74	0	647927.00

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Retail 1.a	9772	93811.20			0	0						
Retail 2.a	2292	24753.60			0	0						
Retail 1.a	2292	22003.20			0	0						
Totals:	14356	140568.00	0.050000	1922.8		0	8.30	8.30	1166714.40	451810.74	0	714903.66

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
443	\$579,646	\$0	\$0	\$0	\$579,646	Commercial	Commercial Use	<u>\$451,811</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$1,784,891
					<u>\$1,784,891</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
533897		52354		\$2,224,795	1.25	<u>\$525,365</u>	<u>1.16</u>
				<u>\$2,224,795</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$525,365	\$2,270,567	\$2,795,932	\$253,524	\$1,164,213	\$1,417,737	\$15,051.79
2024	\$525,365	\$2,224,795	\$2,750,160	\$261,129	\$1,199,139	\$1,460,268	\$15,584.79

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts		Account ID	TaxMapKey
200108524	08/22/2001	\$500,000	33	Yes	Primary	22501	80908CB01900
					Additional	22499	