

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>
5281	701	4	U	1008	51019DD04600

Owner(s): **Sea Lark Apartments LLC**

Situs Address: **124 N Larch St
Cannon Beach,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Multi-Family	HS	Acre	0.17	\$265,000	\$26,472	\$291,472

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Average
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
2020	420	2017	4397	2	Multiple Res (Low Rise)	D	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
4397	Average	2	2	203	7	No	202001	673453.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 30 Use as % of Total: 100 Class: D

Components

Use Code: 601 System: HVAC (Heating) Description: Electric
 SQFT: 4397 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 681 System: Sprinklers Description: Sprinklers
 SQFT: 4397 Rank: 20 %: 0 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 8 Base Date: 201808 Cost: 560.0
 Use Code: 631 Description: Garbage Disposal LM: True Units: 8 Base Date: 201808 Cost: 185.0
 Use Code: 631 Description: Hood Fan LM: True Units: 8 Base Date: 201808 Cost: 164.0

Basement

Other

Description: Concret Paving Section: 66 Page: 2 Quantity: 1000 Unit Cost: 6.0000000 Base Cost: 6000
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 6550.80 %Good: 80.00 Complete %: 100.0 DRC: 5240.64 Publication Date: 1
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 1300 Unit Cost: 4.2500000 Base Cost: 5525
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 6032.20 %Good: 80.00 Complete %: 100.0 DRC: 4825.76 Publication Date: 1

Commercial Valuation

Description: Trash Enclosure Section: 66 Page: 2 Quantity: 84 Unit Cost: 5.7000000 Base Cost: 478.
 LCM: 1.06000 CMM: 1.03000 Replacement Cost: 522.75 %Good: 80.00 Complete %: 100.0 DRC: 418.20 Publication Date: 1
Value for this Estimate: \$683,938

RMV Summary (Before Index)

Improvement(s)						Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
420	\$0	\$0	\$0	\$0	\$0	Multi-Family	HS	\$291,472

Single Line Backdate	Single Line Backdate Value	Improvement(s)		%	RMV
Backdate	Value	Valuation Approach	Improvement type	Complete	before index
		Cost	Commercial	1.000000	\$683,938
					\$683,938

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
337169906		5281		\$683,938	1.00	\$513,750	1.82
				\$683,938			

Certified Tax Roll Value

<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	\$513,750	\$704,355	\$1,218,105	\$258,189	\$211,482	\$469,671	\$5,517.22
2024	\$529,162	\$683,938	\$1,213,100	\$265,934	\$217,826	\$483,760	\$6,106.29