

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> |
| 53364 | 201 | 1 | U5 | 0101 | 80909BC01400 |

| | | |
|-----------|--|--|
| Owner(s): | Nebeker Sarah Nebeker Royal Brugh George D | Situs Address: 100 31st St Astoria, |
|-----------|--|--|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|------------|----------------|-----------|---------------|------------|-------------|---------------|
| | Commercial | River Frontage | FF River | 0.00 | \$27,770 | \$0 | \$27,770 |
| | Commercial | Submerged Land | Acre | 1.16 | \$501 | \$0 | \$501 |

Land Components

| Category | Description |
|----------------------|---------------|
| Off-Site Improvement | Public Access |
| Neighborhood | Urban |

Commercial Valuation

Description

Improvement 1

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|-------------------|--------------------|----------------------|
| 2019 | 471 | 1897 | 19600 | 2 | Storage Warehouse | D | Low |

Valuation

Cost Approach

Section1

| Total Sqft Area | Condition | #Stories/ Section | #Stories/ Building | Average Perimeter or # of Units | Effective Age | Override | Base Date | Section Value |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 19600 | Very Poor | 2 | 2 | 396 | 136 | No | 202001 | 138141.00 |

Occupancy

Use Code: 406 Name: Storage Warehouse Height: 10 Rank: 10 Use as % of Total: 100 Class: D

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: -1 Rank: 10 %: -1 Depreciation: 0 Other: 0

Additions

Basement

Other

Description: steel frame Walk w/ light piling Section: 67 Page: 6 Quantity: 2000 Unit Cost: 48.7500000 Base Cost: 97500.00
 LCM: 1.05000 CMM: 1.02000 Replacement Cost: 104422.50 %Good: 15.00 Complete %: 100.0 DRC: 15663.38 Publication Date: 1/1/2024
 Description: Dock Section: 67 Page: 6 Quantity: 9800 Unit Cost: 81.5000000 Base Cost: 798000.00
 LCM: 1.00000 CMM: 1.00000 Replacement Cost: 798700.00 %Good: 15.00 Complete %: 100.0 DRC: 119805.00 Publication Date: 1/1/2024

Value for this Estimate: \$273,609

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | |
|----------------------------|----------------|---------|--------|-----------------------|---------|-----------------|-----------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | RMV before index |
| 471 | \$9,970 | \$0 | \$0 | \$0 | \$9,970 | Commercial | River Frontage | \$27,770 |
| | | | | | | Commercial | Submerged Lands | \$501 |
| | | | | | | | Total: | <u>\$28,271</u> |

| Single Line Backdate | Single Line Backdate Value | Improvement(s) | | % Complete | RMV before index |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|---------------------|
| | | Valuation Approach | Improvement type | | |
| | | Cost | Commercial | 1.000000 | \$273,609 |
| | | | | | <u>\$273,609</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|-----------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 533899 | | 53364 | | \$386,773 | 1.41 | <u>\$32,228</u> | <u>1.14</u> |
| | | | | <u>\$386,773</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|----------|-----------|-----------|---------|---------|----------|-----------|
| 2023 | \$32,228 | \$390,265 | \$422,493 | \$1,723 | \$5,901 | \$7,624 | \$151.79 |
| 2024 | \$32,228 | \$386,773 | \$419,001 | \$1,774 | \$6,078 | \$7,852 | \$157.13 |