

# 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>
53742	201	3	UG	1005	61010BA00400

Owner(s): **Columbia Rentals LLC**

Situs Address: **3457 N Hwy 101  
Gearhart, OR 97138**

## 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	Commercial Use	Sq Ft	0.91	\$478,668	\$53,740	\$532,408

# Commercial Valuation

## Description

### Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	470	2005	1500	1	Storage Warehouse	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
1500	Average	1	1	160	19	No	202301	209750.00

#### Occupancy

Use Code: 406      Name: Storage Warehouse      Height: 10      Rank: 30      Use as % of Total: 50      Class: D

#### Components

Use Code: 602	System: HVAC (Heating)	Description: Electric Wall
SQFT: 750	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater
SQFT: 750	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage
SQFT: 300	Rank: 20      %: 0	Depreciation: 0      Other: 1.00
Use Code: 682	System: Sprinklers	Description: Dry Sprinklers
SQFT: 750	Rank: 30      %: 0	Depreciation: 0      Other: 0

#### Additions

Use Code: 631      Description: Canopy Roof      LM: True      Units: 240      Base Date: 202111      Cost: 29.50

# Commercial Valuation

**Section1**

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1500	Average	1	1	160	19	No	202301	209750.00

**Occupancy**

Use Code: 344      Name: Office Building      Height: 10      Rank: 30      Use as % of Total: 50      Class: D

**Components**

Use Code: 602	System: HVAC (Heating)	Description: Electric Wall	
SQFT: 750	Rank: 20      %: 0	Depreciation: 0	Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater	
SQFT: 750	Rank: 20      %: 0	Depreciation: 0	Other: 1.00
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage	
SQFT: 300	Rank: 20      %: 0	Depreciation: 0	Other: 1.00
Use Code: 682	System: Sprinklers	Description: Dry Sprinklers	
SQFT: 750	Rank: 30      %: 0	Depreciation: 0	Other: 0

**Additions**

Use Code: 631      Description: Canopy Roof      LM: True      Units: 240      Base Date: 202111      Cost: 29.50

**Basement**

**Other**

Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 9200	Unit Cost: 5.7500000	Base Cost: 5290	
LCM: 1.05000	CMM: 1.04000	Replacement Cost: 57766.80	%Good: 80.00	Complete %: 100.0	DRC: 46213.44	Publication Date: 1
Description: Concrete Paving	Section: 66	Page: 2	Quantity: 414	Unit Cost: 7.0000000	Base Cost: 2898	
LCM: 1.05000	CMM: 1.04000	Replacement Cost: 3164.62	%Good: 80.00	Complete %: 100.0	DRC: 2531.69	Publication Date: 1

**Value for this Estimate:**      \$258,495

# Commercial Valuation

## Description

### Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	472	2023	2930	1	Mini-Warehouse	D	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
2930	Average	1	1	333	1	No	202401	245416.00

### Occupancy

Use Code: 386      Name: Mini-Warehouse      Height: 8      Rank: 20      Use as % of Total: 100      Class: D

### Components

Use Code: 617      System: HVAC (Heating)      Description: Complete HVAC  
 SQFT: 2930      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

### Additions

#### Basement

#### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 620      Unit Cost: 9.7400000      Base Cost: 6038  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 6721.18      %Good: 80.00      Complete %: 100.0      DRC: 5376.95      Publication Date: 1  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 13260      Unit Cost: 5.4700000      Base Cost: 7255  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 80728.34      %Good: 80.00      Complete %: 100.0      DRC: 64582.67      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	472	2023	400	1	Mini-Warehouse	D	Average

## Valuation

### Cost Approach

#### Section3

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
400	Average	1	1	100	1	No	202401	39982.00

#### Occupancy

Use Code: 386      Name: Mini-Warehouse      Height: 8      Rank: 20      Use as % of Total: 100      Class: D

#### Components

Use Code: 617      System: HVAC (Heating)      Description: Complete HVAC  
 SQFT: 400      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 620      Unit Cost: 9.7400000      Base Cost: 6038  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 6721.18      %Good: 80.00      Complete %: 100.0      DRC: 5376.95      Publication Date: 1  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 13260      Unit Cost: 5.4700000      Base Cost: 7250  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 80728.34      %Good: 80.00      Complete %: 100.0      DRC: 64582.67      Publication Date: 1

# Commercial Valuation

## Description

### Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2023	472	2023	4155	1	Mini-Warehouse	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
4155	Average	1	1	365	1	No	202401	337583.00

#### Occupancy

Use Code: 386      Name: Mini-Warehouse      Height: 11      Rank: 20      Use as % of Total: 100      Class: D

#### Components

Use Code: 617      System: HVAC (Heating)      Description: Complete HVAC  
 SQFT: 4155      Rank: 20      %: 0      Depreciation: 0      Other: 1.00

#### Additions

##### Basement

##### Other

Description: Concrete Paving      Section: 66      Page: 2      Quantity: 620      Unit Cost: 9.7400000      Base Cost: 6038  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 6721.18      %Good: 80.00      Complete %: 100.0      DRC: 5376.95      Publication Date: 1  
 Description: Asphalt Paving      Section: 66      Page: 2      Quantity: 13260      Unit Cost: 5.4700000      Base Cost: 7250  
 LCM: 1.06000      CMM: 1.05000      Replacement Cost: 80728.34      %Good: 80.00      Complete %: 100.0      DRC: 64582.67      Publication Date: 1

**Value for this Estimate:**      \$692,941

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
470	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	\$532,408
472	\$0	\$0	\$0	\$0	\$0			
Totals:	\$0	\$0	\$0	\$0	\$0			

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		<b>Cost</b>	Commercial	1.000000	\$258,495
		<b>Cost</b>	Commercial	1.000000	\$692,941
					\$951,436

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
539342		53742		\$692,941	1.00	\$532,408	1.00
531903		53742		\$258,495	1.00		
				\$951,436	1.00		

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$212,810	\$154,271	\$367,081	\$92,781	\$117,999	\$210,780	\$2,413.50
2024	\$532,408	\$951,436	\$1,483,844	\$160,344	\$523,182	\$683,526	\$7,817.41