

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>
54333	201	3	UG	1005	61003BD00102

Owner(s): **Osburn Properties LLC**

Situs Address: **4206-4210 Hwy 101 N
Gearhart,**

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	1.57	\$824,748	(\$303,400)	\$521,348
	Commercial	Common Element	Acre		\$0	\$0	\$0

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	445	1971	3468	1	Retail Store	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
3468	Average	1	1	276	29	No	202301	228785.00

Occupancy

Use Code: 353 Name: Retail Store Height: 9 Rank: 20 Use as % of Total: 42 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 3468 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 12' exhaust hood LM: True Units: 12 Base Date: 202003 Cost: 840.0
 Use Code: 631 Description: 12x12 Walk-In Cooler LM: True Units: 144 Base Date: 202003 Cost: 92.00

Basement

Other

Description: 2024 Billboard Value Section: Page: Quantity: 1 Unit Cost: 9066.000000 Base Cost: 9066.00
 LCM: 1.00000 CMM: 1.00000 Replacement Cost: 9066.00 %Good: 100.0 Complete %: 100.0 DRC: 9066.00 Publication Date: 10/10/2024
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 4320 Unit Cost: 5.7500000 Base Cost: 24840.00
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 27125.28 %Good: 80.00 Complete %: 100.0 DRC: 21700.22 Publication Date: 10/10/2024

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	445	1971	3468	1	Restaurant	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
3468	Average	1	1	276	29	No	202301	228785.00

Occupancy

Use Code: 350 Name: Restaurant Height: 9 Rank: 20 Use as % of Total: 58 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 3468 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: 12' exhaust hood LM: True Units: 12 Base Date: 202003 Cost: 840.0
 Use Code: 631 Description: 12x12 Walk-In Cooler LM: True Units: 144 Base Date: 202003 Cost: 92.00

Basement

Other

Description: 2024 Billboard Value Section: Page: Quantity: 1 Unit Cost: 9066.000000 Base Cost: 9066.00
 LCM: 1.000000 CMM: 1.000000 Replacement Cost: 9066.00 %Good: 100.0 Complete %: 100.0 DRC: 9066.00 Publication Date: 10/10/2024
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 LCM: 1.050000 CMM: 1.040000 Replacement Cost: 27125.28 %Good: 80.00 Complete %: 100.0 DRC: 21700.22 Publication Date: 10/10/2024

Value for this Estimate: \$259,551

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
445	\$1	\$0	\$0	\$0	\$1	Commercial	Commercial Use	\$521,348
						Commercial	Common Elements	\$0
							Total:	<u><u>\$521,348</u></u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$259,551
					<u><u>\$259,551</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531592		54333		\$259,551	1.00	<u><u>\$521,347</u></u>	<u><u>1.00</u></u>
				<u><u>\$259,551</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$521,347	\$280,898	\$802,245	\$183,578	\$306,729	\$490,307	\$5,614.15
2024	\$521,347	\$259,551	\$780,898	\$189,085	\$315,930	\$505,015	\$5,775.81