

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>
55499	101	3	L	1001	61015CD00501

Owner(s): **Bushing Bruce D**
Bushing Michelle R

Situation Address: **1365 10th Ave**
Seaside, OR

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2006	2006	11/18/2020	bgermond	1.000000	90310	00000	00000	0.903100	1.880000	1.000000

Base Cost Value:	\$135,847
Inventory Adjustment Total:	\$14,702
Adjusted Base Cost:	\$283,032
DRC:	\$255,606
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,270	3	3,467
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,140	0	285
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Ext Wall Material	Stone Veneer	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Kitchen Sink	1	0	450	450

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor		1	1				1			1	1			700	700	0.00	0.00	65,151.00	65,151.00
Second Floor					3	2.0		1	1					1,140	1,140	0.00	0.00	59,490.40	59,490.40

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	420.00	\$22,701	\$505	\$43,627	\$39,399

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Ext Wall Material	Stone Veneer	0	0	0	0
Roofing Material	Composition Arch	0	420	0.25	105.00
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete	0	0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.90	160	\$1,890	\$0	\$1,890	\$1,707

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.90	100	\$2,242	\$0	\$2,242	\$2,025

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Stamped Con	1.00	1.00	1.00	0.90	1,292	\$25,284	\$0	\$25,284	\$22,834

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Pref.	1.00	1.00	1.00	0.90	64	\$396	\$0	\$396	\$358

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Pref.	1.00	1.00	1.00	0.90	64	\$396	\$0	\$396	\$358

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$255,606	\$0	\$39,399	\$27,282	\$322,287	Residential	HS	<u>\$79,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532829		55499		\$434,308	1.35	<u>\$130,242</u>	<u>1.71</u>
				<u>\$434,308</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$464,946	\$595,188	\$20,369	\$188,040	\$208,409	\$2,992.62
2024	\$135,451	\$434,308	\$569,759	\$20,980	\$193,681	\$214,661	\$3,083.79