

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> |
| 56557 | 101 | 3 | B | 1005 | 61003CB08200 |

| | | |
|-----------|--|---|
| Owner(s): | Harris David Evan Tuttle Kay Marlene Harris Family Trust | Situs Address: 724 10th St Gearhart, |
|-----------|--|---|

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.23 | \$265,000 | \$54,250 | \$319,250 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Neighborhood | Urban |
| Off-Site Improvement | Public Access |
| Off-Site Improvement | Asphalt-Concrete Street |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 140 | 2017 | 2017 | 08/08/2023 | mpincombe | 1.000000 | 96310 | 00000 | 00000 | 0.963100 | 2.850000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$143,652 |
| Inventory Adjustment Total: | \$14,933 |
| Adjusted Base Cost: | \$451,966 |
| DRC: | \$435,288 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Exterior Wall | (2 X 6) | 0 | 0 | | 0 |
| Foundation | Concrete | 0 | 0 | | 0 |
| Heat & Cool Fuel | Gas | 0 | 0 | | 0 |
| Heating & Cooling | Forced Air | 0 | 1,983 | 2 | 3,867 |
| Heating Accessory | Pre-Fab Metal Box | 1 | 0 | 3,140 | 3,140 |
| Interior - Cabinetry | Cabinets Good Quality | 0 | 0 | | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,983 | 0 | 496 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Built-in Appliances | Microwave Fan | 1 | 0 | 450 | 450 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | | 0 |
| Ext Wall Material | Hd Bd | 0 | 0 | | 0 |
| Plumbing | Kitchen Sink | 1 | 0 | 450 | 450 |
| Plumbing | Lavatory | 3 | 0 | 350 | 1,050 |
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Bath Tub - Shower | 1 | 0 | 950 | 950 |
| Plumbing | Garden Tub | 1 | 0 | 2,100 | 2,100 |
| Plumbing | Shower Stall - Fiberglass | 1 | 0 | 1,350 | 1,350 |

Room Grid

| Floor Type | Liv | Kit | Din | Fam | Bed | Full Bth | Half Bth | Uty | Oth | Gr | Gar | Area | | | | Base Cost | | | |
|-------------|-----|-----|-----|-----|-----|----------|----------|-----|-----|----|-----|--------|----|-------|-------|------------|----------|------------|------------|
| | | | | | | | | | | | | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished | Total |
| First Floor | | 1 | 1 | | 3 | 2.0 | | 1 | 1 | 1 | 1 | | | 1,983 | 1,983 | 0.00 | 0.00 | 131,802.85 | 131,802.85 |

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 | 0.963100 | 466.00 | \$26,610 | \$917 | \$78,452 | \$75,557 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Foundation | Concrete | 0 | 0 | 0 | 0 |
| Exterior Wall | (2 X 6) | 0 | 0 | 0 | 0 |
| Ext Wall Material | Cedar/Redwood | 0 | 0 | 0 | 0 |
| Ext Wall Material | Hd Bd | 0 | 0 | 0 | 0 |
| Garage Component | Garage Door Opener | 1 | 0 | 400 | 400.00 |
| Roofing Material | Composition Arch | 0 | 466 | 0.25 | 116.50 |
| Roof Type | Gable | 0 | 0 | 0 | 0 |
| Plumbing | Water Heater (Std) | 1 | 0 | 400 | 400.00 |
| Windows | Vinyl | 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 |
|--------------------|--------------------|---------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| 4 - R | Other Improvements | Cov Porch FND | 1.00 | 1.00 | 1.00 | 0.96 | 123 | \$3,615 | \$0 | \$3,615 | \$3,482 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|----------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
| All - R | Other Improvements | Drive Concrete | 1.00 | 1.00 | 1.00 | 0.96 | 400 | \$2,160 | \$0 | \$2,160 | \$2,080 |

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 | Asphalt Drive | 1.00 | 1.00 | 1.00 | 0.96 | 900 | \$3,645 | \$0 | \$3,645 | \$3,511 |

| 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 SLAB | 1.00 | 1.00 | 1.00 | 0.96 | 120 | \$2,999 | \$0 | \$2,999 | \$2,888 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R | Other Improvements | Sprinkler System | 1.00 | 1.00 | 1.00 | 0.96 | 1 | \$2,500 | \$0 | \$2,500 | \$2,408 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|--------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R | Other Improvements | Fencing Cedar 4 ft | 1.00 | 1.00 | 1.00 | 0.96 | 95 | \$1,770 | \$0 | \$1,770 | \$1,705 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|---------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 4 - R | Other Improvements | Asphalt Drive | 1.00 | 1.00 | 1.00 | 0.96 | 920 | \$3,726 | \$0 | \$3,726 | \$3,589 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|----------|-----------------------|-----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 140 | \$435,288 | \$0 | \$75,557 | \$19,661 | \$530,506 | Residential | HS | <u>\$319,250</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 537382 | | 56557 | | \$530,506 | 1.00 | <u>\$319,250</u> | <u>1.00</u> |
| | | | | <u>\$530,506</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| 2023 | \$208,091 | \$601,657 | \$809,748 | \$114,486 | \$270,491 | \$384,977 | \$4,408.12 |
| 2024 | \$319,250 | \$530,506 | \$849,756 | \$117,920 | \$278,605 | \$396,525 | \$4,535.01 |