Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
57344	101	3	J	1001	61016DC06502
Owner(s):	Hawkins Scott R/Molly A	Situs Add		265 7th Ave Seaside.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$238,000	\$42,700	\$280,700
		Land Con	ponents				
	Category			Description			
Off-Site Improveme	nt	Public A	Access				
Neighborhood		Urban					
Off-Site Improveme	nt	Asphalt	-Concrete Street				
Off-Site Improveme	nt	Sidewal	k				
Off-Site Improveme	nt	Curb-G	utters				

10/10/2024 Page 1 of 4

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	167	2008	2008	07/06/2021	lmoore	1.000000	9144(0000(0000(0.914400 1.870000	0000001

Base Cost Value: \$546,162
Inventory Adjustment Total: \$71,932
Adjusted Base Cost: \$1,155,835

DRC: \$1,056,896

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	3,470	3,470
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,856	2	4,855
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,688	-2	-3,714
Windows	Vinyl	0	0		0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Stone Veneer	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,320	1,320
Heating Accessory	Single Fireplace	1	0	4,700	4,700
Interior - Accessory	Extra Stops (for Elevators)	1	0	2,000	2,000
Interior - Accessory	Security Sys. 24 Zones	1	0	900	900
Interior - Accessory	Elevator Conventional	1	0	26,000	26,000
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Water Heater (Std)	1	0	500	500
Plumbing	Laundry Tub	1	0	1,100	1,100
Plumbing	Toilet	5	0	800	4,000
Plumbing	Lavatory	7	0	1,500	10,500
Plumbing	Bath Tub - Shower	3	0	2,400	7,200
Plumbing	Bath Tub - Shower - Tile	1	0	3,000	3,000
Plumbing	Jet Tub	1	0	4,900	4,900

10/10/2024 Page 2 of 4

Residence Valuation

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement				1		1.0					1		931	717	1,648	0.00	64,622.07	66,372.68	130,994.75
First Floor	1	1	1		1	1.0	1		1					1,688	1,688	0.00	0.00	275,064.60	275,064.60
Second Floor					3	2.0		1						1,619	1,619	0.00	0.00	140,102.64	140,102.64

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	Gar. Door Opener	1.87	1.00	1.00	0.91	1	\$500	\$0	\$935	\$855

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All - R	Other Improvements	Gar. Door Opener	1.87	1.00	1.00	0.91	1	\$500	\$0	\$935	\$855

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 Exposed Agg	1.00	1.00	1.00	0.91	529	\$3,904	\$0	\$3,904	\$3,570

10/10/2024 Page 3 of 4

Residence Valuation

Other I	mprovements
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Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.91	786	\$42,741	\$0	\$42,741	\$39,083

RMV Summary (Before Index)

		Improve	ment(s)			Land			
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
167	\$1,056,896	\$0	\$0	\$44,362	\$1,101,258	Residential	HS	\$280,700	

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534517		57344		\$1,231,867	1.12	\$322,805	1.20
				\$1,231,867			
					·		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$322,805	\$1,325,981	\$1,648,786	\$151,171	\$697,847	\$849,018	\$12,191.31
2024	\$335,717	\$1,231,867	\$1,567,584	\$155,706	\$718,782	\$874,488	\$12,562.72