

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>
57669	101	3	F	1005	71034CD00524

Owner(s):	TerHar Jeffery L TerHar Paivi N	Situs Address:	1365 Bailey Ln Gearhart,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.77	\$28,344	\$4,900	\$33,244

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Septic System
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2015	2015	02/29/2016	mpincombe	1.000000	95260	00000	00000	0.952600	1.000000	1.100000

Base Cost Value:	\$135,249
Inventory Adjustment Total:	\$14,500
Adjusted Base Cost:	\$164,724
DRC:	\$156,916
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,462	2	3,582
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	2,050	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	874	0	219
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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			874	874	0.00	0.00	74,190.30	74,190.30
Second Floor					3	2.0		1						1,176	1,176	0.00	0.00	61,058.56	61,058.56

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.952600	400.00	\$21,555	\$500	\$24,261	\$23,111

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	400	0.25	100.00
Garage Component	Garage Door Opener	1	0	400	400.00

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 Gab.R.	1.00	1.10	1.00	0.95	58	\$2,813	\$0	\$3,094	\$2,948

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.10	1.00	0.95	140	\$420	\$0	\$462	\$440

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.10	1.00	0.95	485	\$1,455	\$0	\$1,601	\$1,525

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	Fencing Cedar 6 ft	1.00	1.10	1.00	0.95	47	\$1,128	\$0	\$1,241	\$1,182

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	1.10	1.00	0.95	1,200	\$3,600	\$0	\$3,960	\$3,772

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
146	\$156,916	\$0	\$23,111	\$9,867	\$189,893	Residential	HS	<u>\$33,244</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536621		57669		\$415,369	2.19	<u>\$135,795</u>	<u>4.25</u>
				<u>\$415,369</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$135,794	\$444,294	\$580,088	\$53,313	\$159,158	\$212,471	\$2,432.87
2024	\$141,226	\$415,369	\$556,595	\$54,912	\$163,932	\$218,844	\$2,502.89

Recent Transactions

<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
201402357	04/18/2014	\$70,000	34	Yes	Primary	57669	71034CD00524
					Additional	57670	71034CD00525
201309975	12/10/2013	\$50,000	34	Yes	Primary	57669	71034CD00524
					Additional	57670	71034CD00525