

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
57914	101	3	K	1001	61015AD01800

Owner(s): **Leahy Sean Timothy**
Leahy Cambry Lain

Situs Address: **1720 Thompson Falls Dr**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$55,000	\$60,000	\$115,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	2015	2015	11/20/2020	cbrown	1.000000	95260	00000	00000	0.952600	1.840000	1.000000

Base Cost Value:	\$173,322
Inventory Adjustment Total:	\$27,532
Adjusted Base Cost:	\$369,570
DRC:	\$352,053
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,663	2	3,991
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Accessory	Sprinkler System	0	2,162	3	6,486
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,165	0	175
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave Fan	1	0	520	520
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Toilet	3	0	450	1,350
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Laundry Tub	1	0	550	550

Residence Valuation

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							1,165	1,165	0.00	0.00	124,660.50	124,660.50
Second Floor					3	2.0								997	997	0.00	0.00	65,781.81	65,781.81

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.952600	484.00	\$30,004	\$523	\$56,170	\$53,507

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition Arch		484	0.15	72.60

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.95		\$7,606	\$0	\$7,606	\$7,245

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.95	98	\$0	\$0	\$0	\$0

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	Drive Concrete	1.00	1.00	1.00	0.95	759	\$3,127	\$0	\$3,127	\$2,979

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	1.00	1.00	1.00	0.95	150	\$618	\$0	\$618	\$589

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 Mtl. C1 3.5	1.00	1.00	1.00	0.95	87	\$851	\$0	\$851	\$811

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$352,053	\$0	\$53,507	\$11,624	\$417,184	Residential	HS	<u>\$115,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536582		57914		\$526,778	1.26	\$203,665	1.84
				<u>\$526,778</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$203,665	\$563,461	\$767,126	\$119,037	\$310,368	\$429,405	\$6,165.94
2024	\$211,811	\$526,778	\$738,589	\$122,608	\$319,679	\$442,287	\$6,353.80