

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
59277	101	3	J5	1001	61016DD14401
Owner(s):	Goodell Janet Goodell Paul Credit Shelter Trust Goodell Janet S Trust		Situs Address:	522 N Holladay Dr Seaside,	

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF River	0.14	\$140,000	\$54,720	\$194,720

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Water Front	River-Creek

# Residence Valuation

## Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	2012	2012	07/22/2021	mpincombe	1.000000	93640	00000	00000	0.936400	2.570000	1.000000

Base Cost Value:	\$90,871
Inventory Adjustment Total:	\$11,310
Adjusted Base Cost:	\$262,606
DRC:	\$245,904
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,536	2	2,534
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	616	0	216
Windows	Vinyl	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Shingle	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Lavatory	3	0	250	750
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	3	0	250	750
Plumbing	Water Heater (Std)	1	0	350	350

## 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					2	1.0								616	616	0.00	0.00	46,545.68	46,545.68
Second Floor		1	1		1	1.0	1	1		1				920	920	0.00	0.00	39,768.20	39,768.20

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.936400	240.00	\$13,155	\$434	\$34,924	\$32,703

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	350	350.00
Roofing Material	Composition Arch	1	240	84	84.00

### 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	Cov Porch SLAB	1.00	1.00	1.00	0.94	64	\$1,451	\$0	\$1,451	\$1,359

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	0.94	240	\$3,386	\$0	\$3,386	\$3,171

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	0.94	1,342	\$6,603	\$0	\$6,603	\$6,183

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	1.00	1.00	0.94	64	\$1,732	\$0	\$1,732	\$1,622

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	1.00	1.00	0.76	28	\$758	\$0	\$758	\$573

Residence Valuation

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1939	1988	06/10/2014	cleader	1.000000	80240	00000	00000	0.802400	2.440000	1.000000

Base Cost Value:	\$29,328
Inventory Adjustment Total:	\$5,098
Adjusted Base Cost:	\$83,999
DRC:	\$67,401
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	396	3	1,069
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	396	0	139
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Toilet	1	0	200	200
Plumbing	Lavatory	1	0	200	200
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	1	0	300	300

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	1.0		1		1				396	396	0.00	0.00	27,050.44	27,050.44

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	Wood Deck Treated	1.00	1.00	1.00	0.80	90	\$1,270	\$0	\$1,270	\$1,019

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Enclosed Por. 1/2	2.44	1.00	1.00	0.80	20	\$258	\$0	\$629	\$505

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
136	\$245,904	\$0	\$32,703	\$12,906	\$291,513	Residential	HS	<u>\$194,720</u>
120	\$67,401	\$0	\$0	\$1,524	\$68,924			
Totals:	<u>\$313,305</u>	<u>\$0</u>	<u>\$32,703</u>	<u>\$14,430</u>	<u>\$360,438</u>			

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536219		59277		\$77,098	1.12	<u>\$223,928</u>	<u>1.20</u>
536218		59277		\$326,086	1.12		
				<u>\$403,184</u>	<u>1.12</u>		

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$223,928	\$430,959	\$654,887	\$115,473	\$138,108	\$253,581	\$3,641.25
2024	\$232,885	\$403,184	\$636,069	\$118,937	\$142,251	\$261,188	\$3,752.15