# **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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
59776	201	4	U	1008	51030DA00302
Owner(s):	Hay Family Limited Partnership	Situs Add	ress:	138 E Dawes Ave	
				Cannon Beach, OR	

# **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.17	\$262,500	(\$50,878)	\$211,622
		Land Com	ponents				
	Category			Description			
On-Site Utilities		Gas			_		
On-Site Utilities		Public S	ewer				
On-Site Utilities		Public W	/ater				
Neighborhood		Suburba	n				
Off-Site Improveme	ent	Asphalt-	Concrete Street				
Off-Site Improveme	ent	Sidewall	ζ				
On-Site Improveme	ent	Landsca	pe-Fair				
On-Site Utilities		Electrici	ty				

Page 1 of 5

# **Commercial Valuation**

# **Description**

Improvement 1	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2015	490	1977	3045	2	Storage Warehouse	D	Average

### Valuation

### **Cost Approach**

α	•
Section	
Section	

Total Sqft Area	Condition		#Stories/. Building	Average Perimeter or # of Units		Effective Age		Override	Base Date			Section Value
3045	Average	1	1	262		18		No	20160	01		264032.00
Occupancy	7											
Use Code:	406	Name	: Storage	Warehouse		Height:	12	Rank:	20	Use as % of Total:	43 C1	ass: D
Componen	ts											
Use (	Code: 681	Syste	em: Sprink	lers		Description	on:	Sprinklers				
SQF	Г: 3045	Rank:	20	%: 0	De	epreciation:	0			Other: 0		
Use	Code: 606	Syste	em: HVAC	(Heating)		Description	on:	Space Heate	er			
SQF	Г: 1740	Rank:	20	%: 0	De	epreciation:	0			Other: 1.00		
Use	Code: 601	Syste	em: HVAC	(Heating)		Description	on:	Electric				
SQF	Γ: 1305	Rank:	20	<b>%</b> : 0	De	epreciation:	0			Other: 1.00		
Additions												
Use (	Code: 631	Descri	iption: Do	ck Height Adjustr	nent	LM:	True	Units:	3045	Base Date: 201402	e Co	ost: 5.970

### Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2400 Unit Cost: 3.3500000 Base Cost: 8040 LCM: 1.03000 CMM: 1.05000 Replacement Cost: 8695.26 %Good: 80.00 Complete %: 100.0 DRC: 6956.21 Publication Date:

# **Commercial Valuation**

# **Description**

Improvement 2	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2015	490	1977	3045	2	Dry Cleaners-Laundry	D	Average

### Valuation

### **Cost Approach**

~			
	ect	hin	nl

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units		Effective Age		Override	Base Date				_	Section Value
3045	Average	1	1	262		18		No	20160	)1				264032.00
Occupancy														
Use Code:	499	Name	: Dry Clea	ners-Laundry		Height:	12	Rank:	20	Use as	% of Total:	57	Class:	D
Component	ts													
Use C	Code: 681	Syste	em: Sprink	lers		Description	on:	Sprinklers						
SQFT	: 3045	Rank:	20	%: 0	De	epreciation:	0			Other:	0			
Use C	Code: 606	Syste	em: HVAC	(Heating)		Description	on:	Space Heate	er					
SQFT	: 1740	Rank:	20	%: 0	De	epreciation:	0			Other:	1.00			
Use C	Code: 601	Syste	em: HVAC	(Heating)		Description	on:	Electric						
SQFT	7: 1305	Rank:	20	<b>%</b> : 0	De	epreciation:	0			Other:	1.00			
Additions														
Use C	Code: 631	Descri	iption: Do	ck Height Adjustr	nent	LM: T	Γrue	Units:	3045	Base D	ate: 201402	!	Cost:	5.970

#### **Basement**

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2400 Unit Cost: 3.3500000 Base Cost: 8040 LCM: 1.03000 CMM: 1.05000 Replacement Cost: 8695.26 %Good: 80.00 Complete %: 100.0 DRC: 6956.21 Publication Date:

# **Commercial Valuation**

# **Description**

Improvement 3	Appraisal	Stat	Year	Sq. Ft.	No. of	Occupancy	Construction	Construction
	Year	Class	Built	Area	Stories	Type	Class	Quality
	2015	490	1977	1392	2	Multiple Res (Low Rise)	D	Average

### Valuation

### **Cost Approach**

#### Section2

Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Average Perimeter or # of Units	_	Effective Age	:	Override	Base Date			Section Value
1392	Average	1	1	150		18		No	20180	1		150333.00
Occupancy												
Use Code:	352	Name	e: Multiple	Res (Low Rise)		Height:	9	Rank:	20	Use as % of Total:	100	Class: D
Componen	nts											
Use	Code: 601	Syste	em: HVAC	(Heating)		Descripti	on:	Electric				
SQF	T: 1392	Rank:	20	%: 0	Dej	preciation:	0			Other: 1.00		
Use	Code: 681	Syste	em: Sprink	lers		Descripti	on:	Sprinklers				
SQF	T: 1392	Rank:	20	%: 0	Dej	preciation:	0			Other: 0		
Additions												
Use	Code: 631	Descri	iption: Mi	cro-Fan		LM:	True	Units:	1	Base Date: 201608	(	Cost: 355.0

#### **Basement**

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 2400 Unit Cost: 3.3500000 Base Cost: 8040 LCM: 1.03000 CMM: 1.05000 Replacement Cost: 8695.26 %Good: 80.00 Complete %: 100.00 DRC: 6956.21 Publication Date:

Value for this Estimate:

\$462,758

# **RMV Summary (Before Index)**

		Improv	vement(s)		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
490	\$516,051	\$0	\$0	\$0	\$516,051	Commercial	Commercial Use	\$211,622	
Single Line	Single Line	Valuation	v <b>ement(s)</b> Improvemen		RMV				
Backdate	Backdate Value	Approach	type	Complete	before index				
		Cost	Commercial	1.000000	\$462,758				
					\$462,758				

# **Current RMV**

				<u></u>	Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536532		59776		\$636,276	1.37	\$257,787	1.22
				\$636,276			
					<del></del>		

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$257,787	\$650,831	\$908,618	\$166,819	\$497,446	\$664,265	\$7,803.11
2024	\$257,787	\$636,276	\$894,063	\$171,823	\$512,369	\$684,192	\$8,636.28