

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>
60045	201	3	U	1006	610000000700

Owner(s): **L&C TRS LLC**

Situs Address: **85892 Lewis & Clark Rd
Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Roosevelt	Sq Ft	5.00	\$4,464,900	(\$4,214,785)	\$250,115

Land Components

Category	Description
On-Site Utilities	Septic System
Neighborhood	Rural
On-Site Utilities	Electricity

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	451	2016	6718	1	Office Building	D	Average

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
6718	Average	1	1	500	8	No	102201	905478.00

Occupancy

Use Code: 344 Name: Office Building Height: 11 Rank: 20 Use as % of Total: 79 Class: D

Components

Use Code: 611	System: HVAC (Heating)	Description: Package Unit
SQFT: 5338	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater
SQFT: 1380	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 681	System: Sprinklers	Description: Sprinklers
SQFT: 6718	Rank: 20 %: 0	Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 683 Unit Cost: 7.0000000 Base Cost: 4781
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 5220.85 %Good: 80.00 Complete %: 100.0 DRC: 4176.68 Publication Date: 1

Commercial Valuation

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
6718	Average	1	1	500	8	No	102201	905478.00

Occupancy

Use Code: 528 Name: Service Repair Garage Height: 16 Rank: 20 Use as % of Total: 21 Class: D

Components

Use Code: 611	System: HVAC (Heating)	Description: Package Unit	
SQFT: 5338	Rank: 20 %: 0	Depreciation: 0	Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater	
SQFT: 1380	Rank: 20 %: 0	Depreciation: 0	Other: 1.00
Use Code: 681	System: Sprinklers	Description: Sprinklers	
SQFT: 6718	Rank: 20 %: 0	Depreciation: 0	Other: 0

Additions

Basement

Other

Description: Concrete Paving	Section: 66	Page: 2	Quantity: 683	Unit Cost: 7.0000000	Base Cost: 4781	
LCM: 1.05000	CMM: 1.04000	Replacement Cost: 5220.85	%Good: 80.00	Complete %: 100.0	DRC: 4176.68	Publication Date: 1
Description: Covered Porch - Slab w/Roof (50sf)	Section: 12	Page: 40	Quantity: 186	Unit Cost: 23.5000000	Base Cost: 4371	
LCM: 1.04000	CMM: 1.21000	Replacement Cost: 5500.47	%Good: 80.00	Complete %: 100.0	DRC: 4400.37	Publication Date: 8
Description: Asphalt Paving	Section: 66	Page: 2	Quantity: 28500	Unit Cost: 5.7500000	Base Cost: 1638	
LCM: 1.05000	CMM: 1.04000	Replacement Cost: 178951.50	%Good: 80.00	Complete %: 100.0	DRC: 143161.20	Publication Date: 1
Description: Shed	Section: 17	Page: 12	Quantity: 120	Unit Cost: 34.1500000	Base Cost: 4098	
LCM: 1.04000	CMM: 1.17000	Replacement Cost: 4986.45	%Good: 80.00	Complete %: 100.0	DRC: 3989.16	Publication Date: 4

Value for this Estimate: \$1,151,753

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	471	2020	1200	1	Storage Warehouse	D	Average Minus

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1200	Average	1	1	140	4	No	102201	74785.00

Occupancy

Use Code: 406 Name: Storage Warehouse Height: 14 Rank: 15 Use as % of Total: 100 Class: D

Components

Use Code: 606 System: HVAC (Heating) Description: Space Heater
 SQFT: 1200 Rank: 15 %: -1 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Concrete Paving Section: 66 Page: 2 Quantity: 120 Unit Cost: 7.0000000 Base Cost: 840.
 LCM: 1.05000 CMM: 1.04000 Replacement Cost: 917.28 %Good: 80.00 Complete %: 100.0 DRC: 733.82 Publication Date: 1

Value for this Estimate: \$75,519

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
451	\$0	\$0	\$0	\$0	\$0	Commercial	Roosevelt	<u>\$250,115</u>
471	\$0	\$0	\$0	\$0	\$0			
Totals:	\$0	\$0	\$0	\$0	\$0			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Cost	Commercial	1.000000	\$1,151,753
		Cost	Commercial	1.000000	\$75,519
					<u>\$1,227,272</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538695		60045		\$75,519	1.00	<u>\$250,115</u>	<u>1.00</u>
537011		60045		\$1,071,130	0.93		
				<u>\$1,146,649</u>	<u>0.93</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$250,115	\$1,168,078	\$1,418,193	\$73,694	\$696,145	\$769,839	\$9,795.74
2024	\$250,115	\$1,146,649	\$1,396,764	\$75,904	\$717,029	\$792,933	\$10,108.88