

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>
60773	201	1	U5	0101	810130000141

Owner(s): **Astoria Port Of
Terry's Plumbing**

Situs Address: **65 Pier 2
Astoria,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Commercial	Commercial Use	Sq Ft	0.34	\$270,137	(\$40,275)	\$229,862

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2019	471	1950	4000	1	Storage Warehouse	P	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
4000	Average	1	1	280	45	No	201901	93361.00

Occupancy

Use Code: 406 Name: Storage Warehouse Height: 20 Rank: 20 Use as % of Total: 100 Class: P

Components

Use Code: 601	System: HVAC (Heating)	Description: Electric
SQFT: 504	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 606	System: HVAC (Heating)	Description: Space Heater
SQFT: 3520	Rank: 20 %: 0	Depreciation: 0 Other: 1.00
Use Code: 761	System: Mezzanines	Description: Mezzanines-Office
SQFT: 348	Rank: 20 %: -1	Depreciation: 0 Other: 0
Use Code: 763	System: Mezzanines	Description: Mezzanines-Storage
SQFT: 302	Rank: 10 %: -1	Depreciation: 0 Other: 0

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 10500 Unit Cost: 4.2500000 Base Cost: 446;
 LCM: 1.03000 CMM: 1.05000 Replacement Cost: 48261.94 %Good: 80.00 Complete %: 100.0 DRC: 38609.55 Publication Date: 1

Value for this Estimate: \$131,971

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
471	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	<u>\$229,862</u>

Single Line Backdate	Single Line Backdate Value	Improvement(s)			RMV before index
		Valuation Approach	Improvement type	% Complete	
		Cost	Commercial	1.000000	\$131,971
					<u>\$131,971</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537721		60773		\$186,554	1.41	<u>\$262,042</u>	<u>1.14</u>
				<u>\$186,554</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$262,042	\$188,940	\$450,982	\$163,182	\$93,375	\$256,557	\$5,107.36
2024	\$262,042	\$186,554	\$448,596	\$168,077	\$96,176	\$264,253	\$5,288.21