

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>
61552	701	3	U	1001	61015AB00204

Owner(s): 550 Bryant Street LLC

Situs Address: 2155 N Wahanna Rd
Seaside,

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	Multi-Family	Acre	0.80	\$89,887	\$99,175	\$189,062

Commercial Valuation

Description

Improvement 1

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	2023	4098	2	Multiple Res (Low Rise)	D	Good 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
4098	Average	2	2	196	1	No	202301	570803.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 4098 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 160 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 4 Base Date: 202008 Cost: 890.0
 Use Code: 631 Description: Gas Fireplace LM: True Units: 4 Base Date: 202008 Cost: 2360.
 Use Code: 631 Description: Microwave Exhaust Fan LM: True Units: 4 Base Date: 202008 Cost: 1220.

Basement

Other

Description: Deck Section: 66 Page: 2 Quantity: 160 Unit Cost: 29.1500000 Base Cost: 4664
 LCM: 1.04000 CMM: 1.16000 Replacement Cost: 5626.65 %Good: 80.00 Complete %: 100.0 DRC: 4501.32 Publication Date: 1
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 15000 Unit Cost: 5.7500000 Base Cost: 86250
 LCM: 1.05000 CMM: 1.16000 Replacement Cost: 105052.50 %Good: 80.00 Complete %: 100.0 DRC: 84042.00 Publication Date: 1

Commercial Valuation

Description: Concrete Paving Section: 66 Page: 2 Quantity: 3875 Unit Cost: 7.0000000 Base Cost: 2717
LCM: 1.05000 CMM: 1.16000 Replacement Cost: 33038.25 %Good: 80.00 Complete %: 100.0 DRC: 26430.60 Publication Date: 1
Description: Fence Trash Enclosure Section: 66 Page: 5 Quantity: 280 Unit Cost: 26.7500000 Base Cost: 7490
LCM: 1.04000 CMM: 1.16000 Replacement Cost: 9035.94 %Good: 80.00 Complete %: 100.0 DRC: 7228.75 Publication Date: 1

Value for this Estimate: \$693,006

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	2023	4098	2	Multiple Res (Low Rise)	D	Good 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
4098	Average	2	2	196	1	No	202301	570803.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 4098 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 160 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 4 Base Date: 202008 Cost: 890.0
 Use Code: 631 Description: Gas Fireplace LM: True Units: 4 Base Date: 202008 Cost: 2360.
 Use Code: 631 Description: Microwave Exhaust Fan LM: True Units: 4 Base Date: 202008 Cost: 1220.

Basement

Other

Description: Deck Section: 66 Page: 2 Quantity: 160 Unit Cost: 29.1500000 Base Cost: 466
 LCM: 1.0400 CMM: 1.1600 Replacement Cost: 5626.65 %Good: 80.00 Complete %: 100.0 DRC: 4501.32 Publication Date: 1

Value for this Estimate: \$575,304

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	2023	4098	2	Multiple Res (Low Rise)	D	Good 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
4098	Average	2	2	196	1	No	202301	570803.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 4098 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 160 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 4 Base Date: 202008 Cost: 890.0
 Use Code: 631 Description: Gas Fireplace LM: True Units: 4 Base Date: 202008 Cost: 2360.
 Use Code: 631 Description: Microwave Exhaust Fan LM: True Units: 4 Base Date: 202008 Cost: 1220.

Basement

Other

Description: Deck Section: 66 Page: 2 Quantity: 160 Unit Cost: 29.1500000 Base Cost: 466
 LCM: 1.04000 CMM: 1.16000 Replacement Cost: 5626.65 %Good: 80.00 Complete %: 100.0 DRC: 4501.32 Publication Date: 1

Value for this Estimate: \$575,304

Commercial Valuation

Description

Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
2022	421	2023	4098	2	Multiple Res (Low Rise)	D	Good 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
4098	Average	2	2	196	1	No	202301	570803.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 602 System: HVAC (Heating) Description: Electric Wall
 SQFT: 4098 Rank: 20 %: 0 Depreciation: 0 Other: 1.00
 Use Code: 751 System: Miscellaneous Description: Balcony
 SQFT: 160 Rank: 20 %: -1 Depreciation: 0 Other: 0

Additions

Use Code: 631 Description: Dishwasher LM: True Units: 4 Base Date: 202008 Cost: 890.0
 Use Code: 631 Description: Gas Fireplace LM: True Units: 4 Base Date: 202008 Cost: 2360.
 Use Code: 631 Description: Microwave Exhaust Fan LM: True Units: 4 Base Date: 202008 Cost: 1220.

Basement

Other

Description: Deck Section: 66 Page: 2 Quantity: 160 Unit Cost: 29.1500000 Base Cost: 466
 LCM: 1.04000 CMM: 1.16000 Replacement Cost: 5626.65 %Good: 80.00 Complete %: 100.0 DRC: 4501.32 Publication Date: 1

Value for this Estimate: \$575,304

Income Approach

Occupancy Type	Sqft Area/ # of Units	Assigned M Rent	Potential Gross Annual Inc.	Assigned Vac. Rate	Assigned Exp. Ratio	Net Operating Income	Capital- ization Rate	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	16	1425.00	273600.00								
Totals:	16	1425.00	273600.00	0.050000	0.350000	168948	0.0715000	2362909.00	285877.76	0	2077031.00

Market Approach

Occupancy Type	Sqft Area/ # of Units	Potential Gross Annual Inc.	Assigned Vac. Rate	Effective Gross Annual Inc.	Market Value Per SQFT/Unit	Total Market Value	Pot- Gross Income Mult.	Effect. Gross Income Mult.	Total Value	less Land Value	less Personal Property	Value to Impr.
Multi-Family	16	273600.00										
Totals:	16	273600.00	0.050000	1922.8		0	0	0	0	285877.76	0	-285877.76

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
421	\$0	\$0	\$0	\$0	\$0	Commercial	Multi-Family	<u>\$189,062</u>
421	\$0	\$0	\$0	\$0	\$0			
421	\$0	\$0	\$0	\$0	\$0			
421	\$0	\$0	\$0	\$0	\$0			
Totals:	\$0	\$0	\$0	\$0	\$0			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Income	Commercial	1.000000	<u>7031.00000000</u>
		Income	Commercial	1.000000	<u> </u>
		Income	Commercial	1.000000	<u> </u>
		Income	Commercial	1.000000	<u> </u>
					<u>\$2,077,031</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538905		61552			1.03	<u>\$189,061</u>	<u>1.03</u>
538906		61552			1.03		
538907		61552			1.03		
538838		61552			1.03		
				<u>\$3,766,654</u>	<u>1.03</u>		

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$382,873	\$733,732	\$1,116,605	\$148,554	\$284,688	\$433,242	\$6,221.09
2024	\$194,732	\$3,766,654	\$3,961,386	\$76,529	\$1,476,515	\$1,553,044	\$22,310.71