

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> |
|-------------------|-----------------------|-----------|-----------|-----------------|------------------|
| 7800 | 661 | 6 | U | 1002 | 610000001501 |

Owner(s): **Neikes James J**

Situs Address: **86645 Lewis & Clark Rd
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> |
|----------------------|-----------------|-------------------|------------------|----------------------|-------------------|--------------------|----------------------|
| | Mixed | Misc. Land | Acre | 7.35 | \$124,031 | \$0 | \$124,031 |
| | Residential | Zoned F-80 | Acre | 22.00 | \$99,000 | \$0 | \$99,000 |

Commercial Valuation

Description

Improvement 1

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|-----------------|--------------------|----------------------|
| | 451 | 1958 | 4174 | 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 | Ext. | Section Value |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|------|---------------|
| 4174 | Good | 1 | 1 | 298 | 15 | Yes | 200201 | 20 | 388495.00 |

Occupancy

Use Code: 344 Name: Office Building Height: 8 Rank: 20 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 4174 Rank: 25 %: 0 Depreciation: 0 Other: 1.00

Additions

Use Code: 631 Description: Vault 10x16 LM: True Units: 1 Base Date: 199605 Cost: 5440.
 Use Code: 631 Description: Vault Door LM: True Units: 1 Base Date: 199605 Cost: 1800.

Basement

Other

Description: CLF 6' Base/1 Rail/Wire Section: 66 Page: 4 Quantity: 800 Unit Cost: 13.8500000 Base Cost: 1108
 LCM: 1.05000 CMM: 0 Replacement Cost: 11634.00 %Good: 50.00 Complete %: 100.0 DRC: 5817.00 Publication Date: 1
 Description: Truck Building 32x68x16 Section: 17 Page: 11 Quantity: 2176 Unit Cost: 12.2500000 Base Cost: 2663
 LCM: 1.03000 CMM: 1.06000 Replacement Cost: 29103.02 %Good: 60.00 Complete %: 100.0 DRC: 17461.81 Publication Date:
 Description: Six O'Head Doors/Strg.Mezz Section: 2 Page: 94 Quantity: 880 Unit Cost: 5.6300000 Base Cost: 4954
 LCM: 1.03000 CMM: 1.06000 Replacement Cost: 5409.21 %Good: 60.00 Complete %: 100.0 DRC: 3245.53 Publication Date:

Commercial Valuation

| | | | | | | |
|--|--------------|----------------------------|----------------|------------------------|---------------------|-------------------|
| Description: Storage Shed/Pump House | Section: | Page: | Quantity: 1 | Unit Cost: 500.0000000 | Base Cost: 500. | |
| LCM: 0 | CMM: 0 | Replacement Cost: 500.00 | %Good: 50.00 | Complete %: 100.0 | DRC: 250.00 | Publication Date: |
| Description: Storage Shed | Section: | Page: | Quantity: 1 | Unit Cost: 500.0000000 | Base Cost: 500. | |
| LCM: 0 | CMM: 0 | Replacement Cost: 500.00 | %Good: 50.00 | Complete %: 100.0 | DRC: 250.00 | Publication Date: |
| Description: Fire Cntrl Bld Add 50x32x14 | Section: 17 | Page: 11 | Quantity: 1600 | Unit Cost: 12.2500000 | Base Cost: 19600000 | |
| LCM: 1.03000 | CMM: 1.06000 | Replacement Cost: 21399.28 | %Good: 98.00 | Complete %: 100.0 | DRC: 20971.29 | Publication Date: |
| Value for this Estimate: | | | | | | \$436,491 |

RMV Summary (Before Index)

| Improvement(s) | | | | | | Land | | |
|----------------------------|-----------|---------|--------|-----------------------|-------|-----------------|------------|---------------------|
| Residence by Stat Class | Residence | Carport | Garage | Other Improvements | Total | Program Type | Land Class | RMV before index |
| 451 | \$0 | \$0 | \$0 | \$0 | \$0 | Mixed | Misc. Land | \$124,031 |
| | | | | | | Residential | Zoned F-80 | \$99,000 |
| | | | | | | | Total: | <u>\$223,031</u> |

| Improvement(s) | | | | | RMV |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|------------------|
| Single Line Backdate | Single Line Backdate Value | Valuation Approach | Improvement type | % Complete | before index |
| | Cost | | Commercial | 1.000000 | <u>\$436,491</u> |
| | | | | | <u>\$436,491</u> |

Current RMV

| Improvement | | | | | Land | | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 510032 | | 7800 | | \$362,999 | 1.37 | <u>\$279,680</u> | <u>1.37</u> |
| | | | | <u>\$362,999</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 | \$279,680 | \$386,169 | \$665,849 | \$134,175 | \$336,980 | \$471,155 | \$5,755.84 |
| 2024 | \$304,851 | \$362,999 | \$667,850 | \$138,200 | \$347,089 | \$485,289 | \$5,817.94 |