

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
7888	541	3	F	1006	61003A000900

Owner(s): **Biamont Anthony M**
Biamont Jennifer L

Situs Address: **88324 McCormick Gardens Rd**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.10	\$35,500	\$4,900	\$40,400

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
200	2020	2020			1.000000	97830	00000	00000	0.978300	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Metal Component	1.00	1.00	1.00	0.98	6,000	\$139,804	\$121,968	\$261,772	\$256,092

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Heating & Cooling	Suspended Unit 100K BTU	1	0	1700	1700.00
Interior-Finish Area	Office Area	0	2845	33	93885.00
Electrical	Service 200 amp	1	0	1300	1300.00
Electrical	Wiring per outlet 110 volts	7	0	70	490.00
Interior - Cabinetry	2nd kitchen	1	0	1500	1500.00
Ext Wall Material	Baked Enamel	0	0	0	0
Roofing Material	Baked Enamel	0	6000	0	0
Plumbing	Full Bath	3	0	3290	9870.00
Plumbing	Kitchen Sink	1	0	600	600.00
Plumbing	Water Heater (Std)	1	0	500	500.00
Interior - Cabinetry	Cabinets Fair Quality	1	0	6900	6900.00
Heating & Cooling	Electrical wall heater	1	0	230	230.00
Electrical	Wiring per outlet 220	2	0	250	500.00
Roofing Material	Insulation Fiberglass Roll	0	3155	0.6	1893.00
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Feeder Barn	1.00	1.00	1.00	0.98	5,880	\$52,863	\$26,907	\$79,770	\$78,039

Other Components

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
Other Components												
	Category	Description							Quantity	Area	Unit Cost	Adj. Cost
	Electrical	Service 200 amp							1	0	1300	1300.00
	Electrical	Wiring per outlet 110 volts							4	0	70	280.00
	Interior - Floor	Concrete Slab							0	5880	4.5	26460.00
	Plumbing	Cold Water Service-2 bibs							1	0	530	530.00
	Roofing Material	Baked Enamel							0	5880	0	0
	Exterior Wall	Side walls open							0	1820	384615384€	-1663.20
3 - R	Other Improvements	Cov.Porch/Slab/Simp.	1.10	1.00	1.00	0.98	1,160	\$42,456	\$0	\$46,702	\$22,844	

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
0 - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.98	6,103	\$18,309	\$0	\$18,309	\$17,912

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
0 - R	Other Improvements	Patio	1.00	1.00	1.00	0.98	156	\$468	\$0	\$468	\$458

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
200	\$0	\$0	\$0	\$375,344	\$375,344	Residential	HS	<u>\$40,400</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
523386		7888		\$885,889	2.36	\$171,605	4.63
				\$885,889			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$171,604	\$947,349	\$1,118,953	\$46,846	\$426,951	\$473,797	\$6,095.03
2024	\$187,049	\$885,889	\$1,072,938	\$48,250	\$439,759	\$488,009	\$6,287.72