

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
9656	201	3	UG	1005	61010BD02500

Owner(s): **Gronmark Trudy A**

Situs Address: **1266 G St
Gearhart,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Commercial	Commercial Use	Sq Ft	0.73	\$0	\$0	\$312,673

Commercial Valuation

Description

Improvement 1	Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
	1996	472	1977	8828	2	Mini-Warehouse	C	Good

Valuation

Cost Approach

Section1		Average			Effective	Override	Base	Section
Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Perimeter or # of Units	Age		Date	Value
8828	Average	2	2	222	22	No	200201	683246.00

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 30 Use as % of Total: 50 Class: C

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 8828 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 15063 Unit Cost: 2.5000000 Base Cost: 376:
 LCM: 1.05000 CMM: 0 Replacement Cost: 39540.38 %Good: 0 Complete %: 100.0 DRC: 39540.38 Publication Date: 1

Commercial Valuation

Description

Improvement 2

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1996	472	1977	8828	2	Multiple Res (Low Rise)	C	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
8828	Average	2	2	222	22	No	200201	683246.00

Occupancy

Use Code: 352 Name: Multiple Res (Low Rise) Height: 9 Rank: 30 Use as % of Total: 50 Class: C

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 8828 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Asphalt Paving Section: 66 Page: 2 Quantity: 15063 Unit Cost: 2.5000000 Base Cost: 376:
 LCM: 1.05000 CMM: 0 Replacement Cost: 39540.38 %Good: 0 Complete %: 100.0 DRC: 39540.38 Publication Date: 1

Value for this Estimate: \$722,786

Commercial Valuation

Description

Improvement 3

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1996	472	1976	3440	1	Mini-Warehouse	C	Good

Valuation

Cost Approach

Section1		Average			Effective	Override	Base	Section
Total Sqft Area	Condition	#Stories/ Section	#Stories/. Building	Perimeter or # of Units	Age		Date	Value
3440	Average	1	1	300	22	No	200201	204954.00

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 10 Rank: 30 Use as % of Total: 100 Class: C

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 3440 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$204,954

Commercial Valuation

Description

Improvement 4

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1996	472	1979	1980	1	Mini-Warehouse	C	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1980	Average	1	1	382	22	No	200201	154569.00

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 10 Rank: 30 Use as % of Total: 100 Class: C

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 1980 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$154,569

Commercial Valuation

Description

Improvement 5

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1996	472	1979	1000	1	Mini-Warehouse	C	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1000	Average	1	1	220	22	No	200201	71526.00

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 10 Rank: 30 Use as % of Total: 100 Class: C

Components

Use Code: 649 System: HVAC (Heating) Description: No HVAC
 SQFT: 1000 Rank: 30 %: 0 Depreciation: 0 Other: 0

Additions

Basement

Other

Value for this Estimate: \$71,526

Commercial Valuation

Description

Improvement 6

Appraisal Year	Stat Class	Year Built	Sq. Ft. Area	No. of Stories	Occupancy Type	Construction Class	Construction Quality
1996	472	1977	1760	1	Mini-Warehouse	C	Good

Valuation

Cost Approach

Section1

Total Sqft Area	Condition	#Stories/ Section	#Stories/ Building	Average Perimeter or # of Units	Effective Age	Override	Base Date	Section Value
1760	Average	1	1	342	22	No	200201	137323.00

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 10 Rank: 30 Use as % of Total: 100 Class: C

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 1749 Rank: 30 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$137,323

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
472	\$0	\$0	\$0	\$0	\$0	Commercial	Commercial Use	<u>\$312,673</u>
472	\$0	\$0	\$0	\$0	\$0			
472	\$0	\$0	\$0	\$0	\$0			
472	\$0	\$0	\$0	\$0	\$0			
472	\$0	\$0	\$0	\$0	\$0			
Totals:	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>			

Single Line Backdate	Single Line Backdate Value	Improvement(s)		% Complete	RMV before index
		Cost	Commercial	1.000000	<u>\$722,786</u>
		Cost	Commercial	1.000000	<u>\$204,954</u>
		Cost	Commercial	1.000000	<u>\$154,569</u>
		Cost	Commercial	1.000000	<u>\$71,526</u>
		Cost	Commercial	1.000000	<u>\$137,323</u>
					<u>\$1,291,158</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509009		9656		\$299,308	1.15	<u>\$350,316</u>	<u>1.12</u>
509010		9656		\$299,308	1.15		
509011		9656		\$299,308	1.15		
509012		9656		\$299,308	1.15		
509004		9656		\$299,308	1.15		
				<u>\$1,496,540</u>	<u>1.15</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$307,295	\$1,290,120	\$1,597,415	\$172,522	\$819,277	\$991,799	\$11,929.87
2022	\$350,316	\$1,496,540	\$1,846,856	\$177,697	\$843,855	\$1,021,552	\$11,686.87