

Appraisal Report

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey |
|-------------|----------------|----------|-----------|-------------|---------------------|
| 9681 | 201 | 3 | UG | 1005 | 61010CA00901 |

Owner(s): **Gronmark Trudy Ann Revocable
Living Trust
Gronmark Trudy Ann**

Situs Address:

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|------------|----------------|-----------|---------------|------------|-------------|---------------|
| | Commercial | Commercial Use | Sq Ft | 1.48 | \$772,224 | (\$241,127) | \$531,097 |

Commercial Valuation

Description

Improvement 1

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1979 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 202301 | 73509.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Description: Chain Link Fence (CLF) 6' Base Section: 66 Page: 4 Quantity: 615 Unit Cost: 24.6100000 Base Cost: 151:
 LCM: 1.06000 CMM: 1.16000 Replacement Cost: 18610.18 %Good: 80.00 Complete %: 100.0 DRC: 14888.14 Publication Date: 1
 Description: Asphalt Paving Section: 66 Page: 2 Quantity: 34500 Unit Cost: 5.7500000 Base Cost: 198:
 LCM: 1.05000 CMM: 1.16000 Replacement Cost: 241620.75 %Good: 80.00 Complete %: 100.0 DRC: 193296.60 Publication Date: 1

Value for this Estimate: \$281,694

Commercial Valuation

Description

Improvement 2

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1987 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|----------------------|-----------------------|---------------------------------------|------------------|----------|--------------|------------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 200201 | 73509.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$73,509

Commercial Valuation

Description

Improvement 3

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1987 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 202301 | 73509.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$73,509

Commercial Valuation

Description

Improvement 4

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1989 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 202301 | 73509.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$73,509

Commercial Valuation

Description

Improvement 5

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1990 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|----------------------|-----------------------|---------------------------------------|------------------|----------|--------------|------------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 202301 | 73509.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 9 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$73,509

Commercial Valuation

Description

Improvement 6

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1993 | 2000 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|-------------------|--------------------|---------------------------------|---------------|----------|-----------|---------------|
| 2000 | Average | 1 | 1 | 240 | 26 | No | 202301 | 78142.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 12 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2000 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$78,142

Commercial Valuation

Description

Improvement 7

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1993 | 2600 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|----------------------|-----------------------|---------------------------------------|------------------|----------|--------------|------------------|
| 2600 | Average | 1 | 1 | 300 | 26 | No | 202301 | 100149.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 12 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 2600 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$100,149

Commercial Valuation

Description

Improvement 8

| Appraisal Year | Stat Class | Year Built | Sq. Ft. Area | No. of Stories | Occupancy Type | Construction Class | Construction Quality |
|----------------|------------|------------|--------------|----------------|----------------|--------------------|----------------------|
| 2022 | 472 | 1993 | 8080 | 1 | Mini-Warehouse | 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 |
|-----------------|-----------|----------------------|-----------------------|---------------------------------------|------------------|----------|--------------|------------------|
| 8080 | Average | 1 | 1 | 1070 | 26 | No | 202301 | 319597.00 |

Occupancy

Use Code: 386 Name: Mini-Warehouse Height: 11 Rank: 25 Use as % of Total: 100 Class: D

Components

Use Code: 603 System: HVAC (Heating) Description: Forced Air Unit
 SQFT: 8080 Rank: 20 %: 0 Depreciation: 0 Other: 1.00

Additions

Basement

Other

Value for this Estimate: \$319,597

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. |
|----------------|--------------------------|--------------------|-----------------------------------|-----------------------|------------------------|----------------------------|-----------------------------|----------------|-----------------------|------------------------------|-------------------|
| Mini-Storage | 20 | 88.00 | 21120.00 | | | | | | | | |
| Mini-Storage | 100 | 130.00 | 156000.00 | | | | | | | | |
| Mini-Storage | 23 | 180.00 | 49680.00 | | | | | | | | |
| Mini-Storage | 29 | 170.00 | 59160.00 | | | | | | | | |
| Mini-Storage | 2 | 250.00 | 6000.00 | | | | | | | | |
| Totals: | 174 | 818.00 | 291960.00 | 0.050000 | 0.400000 | 166417 | 0.0775000 | 2147319.00 | 531097.06 | 0 | 1616222.00 |

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. |
|----------------|--------------------------|-----------------------------------|-----------------------|-----------------------------------|----------------------------------|--------------------------|----------------------------------|-------------------------------------|----------------|-----------------------|------------------------------|-------------------|
| Mini-Storage | 20 | 21120.00 | | | | | | | | | | |
| Mini-Storage | 100 | 156000.00 | | | | | | | | | | |
| Mini-Storage | 23 | 49680.00 | | | | | | | | | | |
| Mini-Storage | 29 | 59160.00 | | | | | | | | | | |
| Mini-Storage | 2 | 6000.00 | | | | | | | | | | |
| Totals: | 174 | 291960.00 | 0.050000 | 1922.8 | | 0 | 0 | 0 | 0 | 531097.06 | 0 | -531097.06 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land Class | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-------|-----------------|----------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | | |
| 472 | \$0 | \$0 | \$0 | \$0 | \$0 | Commercial | Commercial Use | <u>\$531,097</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 | | | |
| 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: | \$0 | \$0 | \$0 | \$0 | \$0 | | | |

| Single Line Backdate | Single Line Backdate Value | Improvement(s) | | % Complete | RMV before index |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|-----------------------------|
| | | Valuation Approach | Improvement type | | |
| | | Income | Commercial | 1.000000 | <u>6222.00000000</u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | Income | Commercial | 1.000000 | <u> </u> |
| | | | | | <u>\$1,616,222</u> |

Current RMV

| Improvement | | | | | | Land | |
|--------------------|----------------|-------------------|----------------|--------------------|-------------------------|--------------------|-------------------------|
| <u>Impr ID</u> | <u>From/To</u> | <u>Account ID</u> | <u>Percent</u> | <u>Indexed RMV</u> | <u>Cumulative Index</u> | <u>Indexed RMV</u> | <u>Cumulative Index</u> |
| 509018 | | 9681 | | | 1.00 | \$531,097 | 1.00 |
| 509019 | | 9681 | | | 1.00 | | |
| 509020 | | 9681 | | | 1.00 | | |
| 509021 | | 9681 | | | 1.00 | | |
| 509022 | | 9681 | | | 1.00 | | |
| 509023 | | 9681 | | | 1.00 | | |
| 509024 | | 9681 | | | 1.00 | | |
| 509017 | | 9681 | | | 1.00 | | |
| | | | | \$1,616,222 | 1.00 | | |

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 | \$531,097 | \$1,616,222 | \$2,147,319 | \$175,072 | \$757,528 | \$932,600 | \$10,678.52 |
| 2024 | \$531,097 | \$1,616,222 | \$2,147,319 | \$180,324 | \$780,253 | \$960,577 | \$10,986.01 |