

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
9945	101	3	J5	1001	61010DC01000

Owner(s): **Chilinski Shauna J/Shrode Gary W** Situs Address: **2674 Hwy 101 N Seaside,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.44	\$100,000	\$160,720	\$260,720

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	130	1952	1990	01/25/2022	cleader	1.000000	80410	00000	00000	0.804100	2.570000	1.000000
Base Cost Value:		\$58,684										
Inventory Adjustment Total:		\$13,921										
Adjusted Base Cost:		\$186,596										
DRC:		\$150,042										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Electricity	0	0	0	0
Heating & Cooling	Forced Air	0	846	4	3,037
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Accessory	Sprinkler System	0	846	3	2,538
Roofing Material	Composition Arch	0	846	0	296
Windows	Vinyl	0	0	0	0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	1	0	250	250

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area			Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished
First Floor	1	1	1		1	1.0						846	846	0.00	0.00	55,741.08	55,741.08	

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.80	4,835	\$17,841	\$0	\$17,841	\$14,346

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.80	252	\$5,486	\$0	\$5,486	\$4,412

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.80	108	\$1,524	\$0	\$1,524	\$1,225

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Multi-Purpose	1.57	1.00	1.00	0.93	99	\$3,037	\$1,970	\$7,861	\$7,275

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost						
Electrical	Service 100 amp	1	0	1000	1000.00						
Electrical	Wiring per outlet 110 volts	4	0	70	280.00						
Plumbing	Hose Bib	1	0	90	90.00						
Plumbing	Kitchen Sink	1	0	600	600.00						
Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
6 - A	Outbuildings	Multi-Purpose	1.57	1.00	1.00	0.96	120	\$6,002	\$0	\$9,424	\$9,026

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.98	226	\$6,116	\$0	\$6,116	\$5,983

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Land			RMV before index
	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class		
130	\$150,042	\$0	\$0	\$42,267	\$192,309	Residential	HS		\$260,720

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
509040		9945		\$208,662	1.09	\$311,821	1.20
				\$208,662			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$311,821	\$213,611	\$525,432	\$120,388	\$126,725	\$247,113	\$3,550.01
2025	\$311,821	\$208,662	\$520,483	\$123,999	\$130,526	\$254,525	\$3,657.49