

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>
12687	101	3	G	1001	61021DC02601

Owner(s): **Tobey George Huntington**
Tobey Kathleen Anne Situs Address: **1518 S Downing St**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$230,000	\$38,250	\$268,250

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	130	1964	1983	12/05/2022	norlaineta	1.000000	76430	00000	00000	0.764300	3.490000	1.000000
Base Cost Value:		\$63,272										
Inventory Adjustment Total:		\$8,165										
Adjusted Base Cost:		\$249,315										
DRC:		\$190,551										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Forced Air	0	955	3	2,961
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0	0	0
Interior - Ceiling	Standard	0	0	0	0
Interior - Electric	220 Volt	0	0	0	0
Interior - Floor	Wood Subfloor	0	955	0	0
Interior - Wall	Dry Wall	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	955	0	334
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0	0	0
Windows	Single	0	0	0	0
Windows	Metal	0	0	0	0
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400

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	0	2	1.0	0	0	0	0	0		955	955	0.00	0.00	60,098.90	60,098.90

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.764300	286.00	\$13,825	\$116	\$48,653	\$37,186

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	115.5	115.50
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Cedar/Redwood	0	0	0	0

Residence Valuation

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	Drive Concrete	1.00	1.00	1.00	0.76	240	\$1,296	\$0	\$1,296	\$991

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.76	65	\$1,617	\$0	\$1,617	\$1,236

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	W Deck w/Light Cover	1.00	1.00	1.00	0.76	250	\$10,294	\$0	\$10,294	\$7,868

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Land		RMV before index
		Carport	Garage	Other Improvements	Program Type		Land Class		
130	\$190,551	\$0	\$37,186	\$10,094	Residential	\$237,831	HS		\$268,250

Current RMV

Impr ID	From/To	Account ID	Percent	Improvement		Land	
				Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
126871		12687		\$216,854	0.91	<u>\$278,980</u>	<u>1.04</u>
				<u>\$216,854</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$278,980	\$225,082	\$504,062	\$97,698	\$100,080	\$197,778	\$2,841.24
2025	\$278,980	\$216,854	\$495,834	\$100,628	\$103,082	\$203,710	\$2,927.29