

# 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>
13925	101	3	G	1001	61028BA09700

Owner(s): **Starr Kerstin K**  
**Starr Brent R**  
**Starr Kerstin K Revocable Trust**

Situs Address: **2336 S Downing St**  
**Seaside,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.17	\$230,000	\$38,250	\$268,250

### Land Components

<u>Category</u>	<u>Description</u>
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
Site Adjustments	View Fair
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Average
Site Adjustments	Top-Med/Light

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1950	1997	09/22/2022	mpincombe	1.000000	84930	00000	00000	0.849300	3.090000	1.000000

Base Cost Value:	\$106,867
Inventory Adjustment Total:	\$13,013
Adjusted Base Cost:	\$370,429
DRC:	\$314,605
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,503	2	3,607
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,503	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,503	0	376
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	3.0	0	1	0	0	1			1,503	1,503	0.00	0.00	106,866.85	106,866.85

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.799300	330.00	\$21,085	\$483	\$66,642	\$53,267

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Ext Wall Material	Wood/Shake	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Roofing Material	Composition Arch	0	0	82.5	82.50
Interior - Floor	Concrete Slab	0	0	0	0

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.85	120	\$3,917	\$0	\$3,917	\$3,327

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	0.85	150	\$4,455	\$0	\$4,455	\$3,784

## Residence Valuation

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### 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 Stamp Conc.	1.00	1.00	1.00	0.85	540	\$13,851	\$0	\$13,851	\$11,764

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.85	600	\$3,240	\$0	\$3,240	\$2,752

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	0.85	194	\$3,004	\$0	\$3,004	\$2,551

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$314,605	\$0	\$53,267	\$24,177	\$392,049	Residential	HS	<u>\$268,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
139251		13925		\$368,525	0.94	<u>\$268,250</u>	<u>1.04</u>
				<u>\$368,525</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$394,283	\$662,533	\$152,889	\$196,326	\$349,215	\$5,014.45
2024	\$278,980	\$368,525	\$647,505	\$157,475	\$202,215	\$359,690	\$5,167.24