

# 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>
14341	101	3	G	1001	61029DA09500

Owner(s): **Ray Robert L/ April S**

Situs Address: **2981 Evergreen Dr  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$215,000	\$95,750	\$310,750

### Land Components

Category	Description
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Neighborhood	Urban
Rural	Homesite-Average
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
Site Adjustments	View Fair
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 %
156	2004	2004	06/01/2023	cbrown	1.000000	89180	00000	00000	0.891800	2.920000	1.000000

Base Cost Value:	\$277,007
Inventory Adjustment Total:	\$20,908
Adjusted Base Cost:	\$869,911
DRC:	\$775,787
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	2,681	2	4,692
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,574	0	236
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Microwave Fan	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Toilet	4	0	450	1,800
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Water Heater (Std)	1	0	450	450

### 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	3	1.0		1			1			1,574	1,574	0.00	0.00	149,486.80	149,486.80
Second Floor	1	1	1		2	2.0	1							2,214	2,214	0.00	0.00	127,520.22	127,520.22

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.891800	609.00	\$38,412	\$1,296	\$115,947	\$103,401

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gable	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00
Roofing Material	Shake Medium	0	609	0.65	395.85

### 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 Exposed Agg	1.00	1.00	1.00	0.89	1,050	\$8,505	\$0	\$8,505	\$7,585

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	0.89	275	\$4,258	\$0	\$4,258	\$3,798

## 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	Wood Deck Treated	1.00	1.00	1.00	0.89	126	\$1,951	\$0	\$1,951	\$1,740

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	0.89	60	\$929	\$0	\$929	\$829

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	0.89	60	\$929	\$0	\$929	\$829

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 Agg, Conc,	1.00	1.00	1.00	0.89	312	\$2,527	\$0	\$2,527	\$2,254

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.89	57	\$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	Patio Agg, Conc,	1.00	1.00	1.00	0.89	198	\$1,604	\$0	\$1,604	\$1,430

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
156	\$775,787	\$0	\$103,401	\$18,463	\$897,652	Residential	HS	<u>\$310,750</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528254		14341		\$843,792	0.94	<u>\$310,750</u>	<u>1.04</u>
				<u>\$843,792</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$310,750	\$905,451	\$1,216,201	\$136,943	\$483,697	\$620,640	\$8,911.95
2024	\$323,180	\$843,792	\$1,166,972	\$141,051	\$498,207	\$639,258	\$9,183.44