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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14771	401	2	O	0108	708170000500
Owner(s):	Williams Ty/Nicole	Situs Add	ress: 8	89756 Raymond Rd	l
			4	Astoria.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre		\$0	\$14,350	\$14,350
	Residential	AF Site	Acre	5.00	\$33,005	\$0	\$33,005
		Land Con	nponents				
(Category			Description			
Neighborhood		Rural					
On-Site Utilities		Septic S	System				
On-Site Utilities		Private	Well				
Water Front		River-C	Creek				

10/10/2024 Page 1 of 6

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	142	1916	1979		ncorkill	1.000000	75240	00000	00000	0.752400	1.000000).840000
								В	ase Co	st Value:		\$162,413
							Invent	ory Ad	ljustme	nt Total:		\$20,153
								Adju	sted Ba	ise Cost:		\$153,356
										DRC:		\$115,385

Improvement Components

Adjudicated Value:

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	Electricity	0	0		0
Heating & Cooling	Hot Water Baseboard	0	2,195	3	6,805
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,195	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,795	0	449
Windows	Vinyl	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - Door	1	0	150	150

Room Grid

							Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	0	0	0	0	0		0	400	400	0.00	0.00	24,480.00	24,480.00
First Floor	1	1	0	1	2	2.0	0	1	0	0	0			2,101	2,101	0.00	0.00	137,932.95	137,932.95

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.780200	1029.00	\$45,404	\$772	\$38,788	\$30,262

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Shake Medium	0	0	771.75	771.75
Foundation	Concrete		0	0	0
Ext Wall Material	Wood/Shake	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
All - R	Other Improvements	Drive Concrete	1.00	0.84	1.00	0.75	288	\$864	\$0	\$726	\$546

10/10/2024 Page 3 of 6

			0	ther	Impr	oven	ents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust To		Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.75	648	\$2,592	\$0		\$2,592	\$1,950
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust To	,	Adjusted Base Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.59	840	\$6,421	\$0		\$6,421	\$3,788
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust To		Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.59	1,350	\$12,812	\$4,802		\$17,613	\$10,392
						C	Other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Electrical				Service	e 60 amp		1	0	900	900.00
		Interior - Floo	r			Concr	ete Slab		0	1350	2.89	3901.50
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust Tot		Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 1/2	1.00	0.84	1.00	0.75	140	\$5,186	\$0		\$4,356	\$3,277
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventor Adjust To		Adjusted Base Cost	DRC
4 - A	Outbuildings	Feeder Barn	1.00	1.00	1.00	0.59	1,640	\$12,121	\$7,380		\$19,501	\$11,506
						C	Other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Interior - Floo	r			Concr	ete Slab		0	1640	4.5	7380.00

			N	esiue	ence	vait	lation					
			0	ther	Impi	roven	ents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		djusted se Cost	DRC
4 - A	Outbuildings	Feeder Barn	1.00	1.00	1.00	0.59	1,640	\$12,121	\$7,380	\$1	19,501	\$11,506
						C	other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cost
		Ext Wall Mate	erial			Baked	Enamel		0	0	0	0
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		djusted se Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	0.84	1.00	0.75	618	\$1,854	\$0	\$	1,557	\$1,172
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total		djusted se Cost	DRC
	Other Improvements	W Deck w/Light Cover	1.00	0.84	1.00	0.75	475	\$14,488	\$0		12,170	\$9,156

RMV Summary (Before Index)

		Improven	nent(s)					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
142	\$115,385	\$0	\$30,262	\$41,787	\$187,434	Residential	AF Site	\$14,350
						Residential	AF Site	\$33,005
							Total:	\$47,355

Current RMV

Improvement						Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
147711	14771		\$453,657	2.42	\$85,951	1.98		
				\$453,657				

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$85,950	\$483,083	\$569,033	\$30,758	\$250,863	\$281,621	\$3,888.04
2024	\$93,686	\$453,657	\$547,343	\$31,680	\$258,388	\$290,068	\$4,030.98

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts		Account ID	TaxMapKey
200412671	10/15/2004	\$320,000	30	Yes	Primary	14771	708170000500
					Additional	14835	70818D000300
					Additional	14840	70818D000600
					Additional	14841	70818D000600
					Additional	14770	708170000500