

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
14870	641	2	O	0108	70819DC00100
Owner(s):	Robinson Jason D Robinson Charlet D	Situs Address:	89015 Green Mountain Rd Astoria,		

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$39,560	\$0	\$39,560
	Residential	HS	Acre		\$0	\$14,350	\$14,350

### Land Components

Category	Description
On-Site Improvement	Landscape-Average
Rural	Homesite-Good
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Rural
Water Front	River-Creek
On-Site Utilities	Telephone
On-Site Utilities	Private Well
On-Site Utilities	Septic System
On-Site Utilities	Electricity

## Residence Valuation

### Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1978	1996		charper	1.000000	84460	00000	00000	0.844600	1.000000	0.840000

Base Cost Value:	\$122,668
Inventory Adjustment Total:	\$10,772
Adjusted Base Cost:	\$112,089
DRC:	\$94,671
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Solid	0	0		0
Heating & Cooling	Forced Air	0	1,268	3	3,462
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,268	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,268	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Windows	Metal	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	1	0	300	300

## Residence Valuation

### 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	Total
Basement												572			572	28,009.40	0.00	0.00	28,009.40
First Floor	1	1	1	0	2	1.0	0	1	0	0	1			1,268	1,268	0.00	0.00	94,658.60	94,658.60

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.844600	576.00	\$26,529	\$0	\$22,284	\$18,821

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Interior - Floor	Wood Subfloor	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	T1-11	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 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.84	2,346	\$20,670	\$516	\$21,186	\$17,894

### Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Baked Enamel	0	2346	0.22	516.12

## 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 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.84	121	\$1,892	\$0	\$1,892	\$1,598

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Misc. Improvements	1.00	0.84	1.00	0.84	0	\$0	\$0	\$0	\$163

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.84	1,230	\$17,766	\$0	\$17,766	\$15,005

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 Fir	1.00	0.84	1.00	0.84	153	\$1,821	\$0	\$1,529	\$1,292

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.84	1,440	\$20,254	\$0	\$20,254	\$17,107

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
141	\$94,671	\$0	\$18,821	\$53,058	\$166,551	Residential	HS	\$39,560
						Residential	HS	\$14,350
							Total:	<u>\$53,910</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
148701		14870		\$403,111	2.42	<u>\$97,849</u>	<u>1.98</u>
				<u>\$403,111</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$97,849	\$431,631	\$529,480	\$29,122	\$208,185	\$237,307	\$3,276.25
2024	\$106,655	\$403,111	\$509,766	\$29,874	\$214,430	\$244,304	\$3,395.01

## Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202004041	05/28/2020	\$446,500	22	Yes	Primary	14870	70819DC00100
					Additional	14958	708300000800
					Additional	14940	708300000100
					Additional	14869	70819DC00100
202000413	01/17/2020	\$660,000	22	Yes	Primary	14870	70819DC00100
					Additional	14958	708300000800
					Additional	14940	708300000100
					Additional	14869	70819DC00100