

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
15043	641	2	O	0108	70902C000800

Owner(s): Christensen Thomas Edward
Christensen Stephanie Candus

Situs Address: 90999 Old Timber Rd
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	AF Site	Acre	5.00	\$37,601	\$0	\$37,601
	Residential	AF Site	Acre		\$0	\$14,350	\$14,350

Land Components

Category	Description
Neighborhood	Rural
Site Adjustments	Treed Lot
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	2023	2023	03/07/2024	bgermond	1.000000	99310	00000	00000	0.993100	1.000000	0.840000

Base Cost Value:	\$112,805
Inventory Adjustment Total:	\$8,430
Adjusted Base Cost:	\$101,837
DRC:	\$101,135
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,200	3	3,420
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,200	0	300
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Water Heater (Std)	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	Total
Attic												1,200			1,200	27,967.00	0.00	0.00	27,967.00
First Floor	1	1	1		2	2.0		1						1,200	1,200	0.00	0.00	91,126.00	91,126.00

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.993100	2800.00	\$108,627	\$2,880	\$93,666	\$93,020

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Heating Accessory	Wood Stove Hearth - Avg	1	0	2880	2880.00

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	Patio/Light Covered	1.00	0.84	1.00	0.99	630	\$11,718	\$0	\$9,843	\$9,775

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$101,135	\$0	\$93,020	\$9,775	\$203,929	Residential	AF Site	\$37,601
						Residential	AF Site	\$14,350
							Total:	<u>\$51,951</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
539257		15043		\$493,581	2.42	<u>\$94,293</u>	<u>1.98</u>
				<u>\$493,581</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$276,263	\$0	\$276,263	\$25,579	\$0	\$25,579	\$364.37
2024	\$102,779	\$493,581	\$596,360	\$19,813	\$229,514	\$249,327	\$3,464.83