

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>
15392	551	6	B	0107	709070001004

Owner(s): **Kolman Jon D**
Kolman Amanda M

Situs Address: **35255 Searls Ln**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.30	\$83,210	\$10,350	\$76,762
	Residential	Wet Lands	Acre	15.01	\$18,763	\$0	\$18,763
	Farmland	Class 8	Acre	2.46	\$3,075	\$0	\$3,075

Land Components

Category	Description
On-Site Utilities	Septic System
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
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 %
140	1950	1935	01/01/2002	rseverson	1.000000	49930	00000	00000	0.499300	1.000000	.700000

Base Cost Value:	\$140,368
Inventory Adjustment Total:	\$9,791
Adjusted Base Cost:	\$105,111
DRC:	\$52,482
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,925	2	3,080
Heating Accessory	Wood Stove w/flue	1	0	2,880	2,880
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	1,869	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,925	0	481
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - W/O Shower	2	0	600	1,200
Plumbing	Water Heater (Std)	1	0	400	400

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	2.0	0	0	0	0	1			1,925	1,925	0.00	0.00	128,789.75	128,789.75

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	0.499300	672.00	\$34,981	\$168	\$24,604	\$12,285

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Roofing Material	Composition Arch	0	0	168	168.00
Roof Type	Gable	0	0	0	0
Foundation	Concrete	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	Cov. Porch/Slab	1.00	0.70	1.00	0.50	240	\$8,784	\$0	\$6,149	\$3,070

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	0.70	1.00	0.50	296	\$4,440	\$0	\$3,108	\$1,552

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.50	881	\$42,729	\$0	\$29,910	\$14,934

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Free Stall Barn	1.00	1.00	1.00	0.15	4,536	\$57,978	\$0	\$57,978	\$8,697

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	0.70	1.00	0.50	702	\$2,106	\$0	\$1,474	\$736

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$52,482	\$0	\$12,285	\$28,989	\$93,756	Residential	HS	\$76,762
						Residential	Wet Lands	\$18,763
						Farmland	Class 8	\$3,075
							Total:	<u><u>\$98,600</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
153921		15392		\$221,163	3.15	<u><u>\$234,720</u></u>	<u><u>2.59</u></u>
				<u><u>\$221,163</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$351,277	\$498,318	\$849,595	\$27,168	\$264,350	\$291,518	\$4,419.08
** 2023	\$234,720	\$235,280	\$470,000	\$20,310	\$231,704	\$252,014	\$3,820
2024	\$255,844	\$221,163	\$477,007	\$19,343	\$221,163	\$240,506	\$3,466.53

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200413779	01/19/2004	\$120,000	12	Yes	Primary	15392	709070001004
					Additional	15391	709070001004

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
9911867	07/30/1998	\$105,020		Yes	Primary	15392	709070001004
					Additional	15391	709070001004
200318672	07/24/1998	\$97,047	12	Yes	Primary	15392	709070001004
					Additional	15391	709070001004