

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>
15980	661	2	O	0108	709240001200

Owner(s): **Hovden Brent**
Hovden Wendy

Situs Address: **89204 Saddle Mountain 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	\$20,942	\$0	\$20,942
	Residential	HS	Acre		\$0	\$14,350	\$14,350

Land Components

Category	Description
Rural	Homesite-Average
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Septic System
On-Site Utilities	Private Well
On-Site Utilities	Telephone
Site Adjustments	Med/Light Traffic
Neighborhood	Suburban
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 %
130	1933	1961		pdunbar	1.000000	65240	00000	00000	0.652400	1.100000	0.840000

Base Cost Value:	\$117,696
Inventory Adjustment Total:	\$11,409
Adjusted Base Cost:	\$119,293
DRC:	\$77,827
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	2,248	2	3,709
Heating Accessory	Wood Stove w/flue	2	0	2,600	5,200
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	2,248	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	2,248	0	0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Asbestos	0	0		0
Foundation	Concrete	0	0		0
Foundation	Masonry	0	0		0
Windows	Double	0	0		0
Windows	Metal	0	0		0
Plumbing	Lavatory	2	0	250	500
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400

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
First Floor	1	0	1	0	3	1.0	1	1	1	0	0			2,248	2,248	0.00	0.00	111,793.04	111,793.04

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.855700	1344.00	\$40,850	\$0	\$37,746	\$7,175

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Wood Subfloor	0	0	0	0
Roofing Material	Composition	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
130	\$77,827	\$0	\$7,175	\$0	\$85,001	Residential	AF Site	\$20,942
						Residential	HS	\$14,350
							Total:	<u>\$35,292</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
159801		15980		\$205,733	2.42	<u>\$64,056</u>	<u>1.98</u>
				<u>\$205,733</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$64,055	\$218,865	\$282,920	\$35,452	\$102,058	\$137,510	\$1,898.47
2024	\$69,821	\$205,733	\$275,554	\$36,395	\$105,119	\$141,514	\$1,966.59

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202107210	07/14/2021	\$390,000	22	Yes	Primary	15980	709240001200
					Additional	15979	709240001200
200408060	06/10/2004	\$50,960	02	Yes	Primary	15980	709240001200
					Additional	15979	709240001200