

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
16058	401	6	B	0107	710010001300
Owner(s):	Middleton Jeffrey N Middleton Stephanie L	Situs Address:	91359 Fort Clatsop Rd Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	3.00	\$87,900	\$10,350	\$98,250

Land Components

Category	Description
Neighborhood	Rural
On-Site Utilities	Private Well
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2018	2018	04/25/2006	rseverson	1.000000	9631	0000	0000	0.963100	1.000000	0.700000
Base Cost Value:											\$170,661
Inventory Adjustment Total:											\$17,281
Adjusted Base Cost:											\$131,559
DRC:											\$126,705
Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heating & Cooling	Heat Pump	0	2,731	2	6,418
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Electric	220 Volt	0	0		0
Roofing Material	Composition Arch	0	2,731	0	683
Windows	Vinyl	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Shingle	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Toilet	3	0	300	900

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	1	1		3	2.0	1		2		1			2,731	2,731	0.00	0.00	170,661.45	170,661.45

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.963100	1234.00	\$51,813	\$309	\$36,485	\$35,138

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	0	0	0	0
Roofing Material	Composition Arch	0	1234	0.25	308.50

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 Gab.R.	1.00	0.70	1.00	0.96	288	\$13,968	\$0	\$9,778	\$9,417

Residence Valuation

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/Gab.R.	1.00	0.70	1.00	0.96	261	\$10,414	\$0	\$7,290	\$7,021

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.96	3,440	\$59,230	\$4,950	\$64,180	\$61,812

Other Components

		Category	Description					Quantity	Area	Unit Cost	Adj. Cost
		Electrical	Service 400-600 amp					1	0	4000	4000.00
		Electrical	Wiring per outlet 220					1	0	250	250.00
		Electrical	Wiring per outlet 110 volts					10	0	70	700.00
		Interior - Floor	Concrete Slab					0	3400	0	0
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to-Class 5	1.00	1.00	1.00	0.96	576	\$6,509	\$0	\$6,509	\$6,269

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	0.96	800	\$2,400	\$0	\$1,680	\$1,618

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	0.96	2,120	\$6,360	\$0	\$4,452	\$4,288

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	0.70	1.00	0.96	13,500	\$40,500	\$0	\$28,350	\$27,304

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	0.70	1.00	0.96	912	\$2,736	\$0	\$1,915	\$1,845

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	\$126,705	\$0	\$35,138	\$119,572	\$281,416	Residential	HS	\$98,250

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
526531		16058		\$887,539	3.15	\$254,936	2.59
				\$887,539			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$254,936	\$933,232	\$1,188,168	\$81,143	\$527,033	\$608,176	\$9,340.63
2025	\$254,936	\$887,539	\$1,142,475	\$83,577	\$509,366	\$592,943	\$9,097.67

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID		TaxMapKey
201605938	08/02/2016	\$195,000	34		Primary	16058	710010001300
					Additional	33458	710010001300