

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
16706	401	6	B	0107	710120003300
Owner(s):	Waddell Jeanine M				
	Situs Address: 90786 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		\$0	\$10,350	\$10,350
	Residential	HS	Acre	0.22	\$4,977	\$0	\$4,977

### Land Components

Category	Description
Neighborhood	Rural

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	130	1953	1972	05/17/2006	rseverson	1.000000	70900	00000	00000	0.709000	1.100000	0.700000
	Base Cost Value: \$72,953											
	Inventory Adjustment Total: \$11,548											
	Adjusted Base Cost: \$65,066											
	DRC: \$46,132											
	Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Heat Pump	0	1,185	4	4,764
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	954	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,185	0	415
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Toilet	1	0	250	250
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350

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	0	0	2	1.0	0	0	0	0	0			1,185	1,185	0.00	0.00	69,294.30	69,294.30

Other Improvements

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	0.71	220	\$660	\$0	\$462	\$328

## 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	\$46,132	\$0	\$0	\$328	\$46,459	Residential	HS	\$10,350
						Residential	HS	\$4,977
							Total:	<u>\$15,327</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
167061		16706		\$146,525	3.15	<u><b>\$39,769</b></u>	<u><b>2.59</b></u>
				<u><b>\$146,525</b></u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$39,769	\$147,538	\$187,307	\$52,476	\$65,291	\$117,767	\$1,862.13
2025	\$39,769	\$146,525	\$186,294	\$54,050	\$67,249	\$121,299	\$1,923.17