

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
17481	401	5	D4	1006	71021CD00700

Owner(s):	Situs Address:
Smith Steven R Smith Laura A Smith Family Trust	89500 Ocean Dr Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	Misc. Land	Acre Ocean	2.14	\$0	\$0	\$0
	Residential	HS	Acre Ocean	1.30	\$87,400	\$6,600	\$94,000

Land Components

Category	Description
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Water Front	Oceanfront
Neighborhood	Urban
On-Site Utilities	Gas
On-Site Utilities	Electricity
Rural	Homesite-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
151	2008	2008	11/21/2007	vfagan	1.000000	91440	00000	00000	0.914400	1.000000	1.500000

Base Cost Value:	\$359,916
Inventory Adjustment Total:	\$38,518
Adjusted Base Cost:	\$597,650
DRC:	\$546,491
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	3,760	2	5,640
Heating Accessory	Fireplace/Gas/Direct Vent	3	0	2,600	7,800
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	3,184	0	478
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Ceiling	Recessed Lighting	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Floor	Wood Subfloor	0	3,184	0	0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Cooktop	1	0	550	550
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Ext Wall Material	Stone Veneer	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Full Bath	3	0	2,350	7,050

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Jet Tub	2	0	3,900	7,800
Plumbing	Half Bath	1	0	950	950
Plumbing	Bar Sink	1	0	450	450

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
Basement					2	1.0		1	1		1		576	1,152	1,728	0.00	31,503.97	81,197.74	112,701.71
First Floor		1			2	2.0	1			1			3,184	3,184	0.00	0.00	247,213.80	247,213.80	

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	Asphalt Drive	1.00	1.50	1.00	0.91	1,700	\$5,100	\$0	\$7,650	\$6,995

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Drive Concrete	1.00	1.50	1.00	0.91	2,288	\$6,864	\$0	\$10,296	\$9,415

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	1.50	1.00	0.91	784	\$2,352	\$0	\$3,528	\$3,226

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Gar. Door Opener	1.00	1.50	1.00	0.91	1	\$500	\$0	\$750	\$686

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
151	\$546,491	\$0	\$0	\$20,322	\$566,812	Residential	Misc. Land	\$0	
						Residential	HS	\$94,000	
							Total:	<u>\$94,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
174811		17481		\$1,435,457	2.53	<u>\$339,033</u>	<u>3.46</u>
				<u>\$1,435,457</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$339,033	\$1,504,261	\$1,843,294	\$169,634	\$688,702	\$858,336	\$10,988.06
2024	\$325,471	\$1,435,457	\$1,760,928	\$174,723	\$709,363	\$884,086	\$11,337.20