

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>
17744	551	5	ME	1006	71027A000100

Owner(s): **Riekkola Dylan**
Riekkola Michelle

Situs Address: **89207 Dellmoor Loop**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Farmland	Agricultural Prod	Acre	4.00	\$6,800	\$0	\$6,800
	Residential	HS	Acre	1.00	\$48,000	\$5,000	\$53,000

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Water Front	River-Creek
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1925	1961	11/08/2007	gbonham	1.000000	65240	00000	00000	0.652400	1.100000	0.830000

Base Cost Value:	\$103,064
Inventory Adjustment Total:	\$11,601
Adjusted Base Cost:	\$104,689
DRC:	\$68,299
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Asbestos	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	2,034	2	3,051
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	996	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,644	0	0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Electric	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

Residence Valuation

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
Attic	0	0	0	0	0	0	0	0	1	0	0	0	390	0	390	0.00	15,418.60	0.00	15,418.60
First Floor	1	1	1	0	1	1.0	0	1	0	0	1			1,644	1,644	0.00	0.00	87,645.12	87,645.12

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Arenas	1.00	1.00	1.00	0.65	18,648	\$141,172	\$0	\$141,172	\$92,101

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Canopy Roof	1.00	0.83	1.00	0.65	176	\$1,760	\$0	\$1,461	\$953

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Free Stall Barn	1.00	1.00	1.00	0.65	4,320	\$63,435	\$1,080	\$64,515	\$42,090

Other Components

		Category	Description	Quantity	Area	Unit Cost	Adj. Cost				
		Interior - Accessory	Box Stall	18	0	60	1080.00				
Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.10	0.83	1.00	0.65	36	\$1,078	\$0	\$984	\$642

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
132	\$68,299	\$0	\$0	\$135,786	\$204,085	Farmland	Agricultural Prod.	\$6,800
						Residential	HS	\$53,000
							Total:	<u>\$59,800</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
177441		17744		\$523,499	2.57	<u>\$201,077</u>	<u>3.67</u>
				<u>\$523,499</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$201,076	\$555,774	\$756,850	\$12,274	\$300,039	\$312,313	\$3,974.00
2024	\$219,173	\$523,499	\$742,672	\$12,519	\$309,040	\$321,559	\$4,099.47

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202205542	07/26/2022	\$660,000	34	Yes	Primary	17744	71027A000100
					Additional	51893	71022D001706
					Additional	51894	71022D001706
					Additional	51889	71027A000100