

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>
1796	641	2	N5	1004	409220001000

Owner(s): **OHarra Roger S**
OHarra Norma

Situs Address: **79205 Hwy 53**
Nehalem,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	7.20	\$40,500	\$9,500	\$50,000

Land Components

<u>Category</u>	<u>Description</u>
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Water Front	River-Creek
On-Site Utilities	Private Well
Site Adjustments	Treed Lot
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 %
141	1957	1957		ncorkill	1.000000	63370	00000	00000	0.633700	1.000000	.920000

Base Cost Value:	\$181,669
Inventory Adjustment Total:	\$16,618
Adjusted Base Cost:	\$182,424
DRC:	\$115,602
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	0	0		0
Foundation	Masonry	0	0		0
Heating & Cooling	Heat Pump	0	1,977	3	5,338
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
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	1,318	0	0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	1,318	0	0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Windows	Double	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

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	0	0	0	0	2	1.0	0	1	0	0	0	0	0	1,318	1,318	0.00	0.00	84,413.28	84,413.28
First Floor	1	1	1	0	2	1.0	0	0	0	0	0	0	0	1,318	1,318	0.00	0.00	97,256.10	97,256.10

**Carport
Residence Valuation**

Class	Carport Type	Carport Design	Complete		Size	Base Cost	Inventory	Adjusted	DRC
			%	%			Adjust Total	Base Cost	
4	Attached	Flat	1.000000	0.613900	418.00	\$11,655.88	\$0.00	\$10,723.41	\$6,583.10

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Pier	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Flat	0	0	0	0

Garage

Class	Garage Type	Garage Finish	Complete		Size	Base Cost	Inventory	Adjusted	DRC
			%	%			Adjust Total	Base Cost	
4	Detached	Unfinished	1.000000	0.613900	690.00	\$30,386	\$0	\$27,955	\$17,161

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Masonry		0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Ext Wall Material	Channel	0	0	0	0
Roofing Material	Built-Up	0	0	0	0

Other Improvements

Class- Other SC	Category	Description	LCM	LMA	Comp	Over-	Size	Base Cost	Inventory	Adjusted	DRC
			%	%	%	all%			Adjust Total	Base Cost	
All - R	Other Improvements	Cov. Porch Shed R	1.00	0.92	1.00	0.63	132	\$5,966	\$0	\$5,489	\$3,478

Residence Valuation

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	Lean-to/light	1.00	0.92	1.00	0.63	512	\$1,331	\$0	\$1,225	\$776

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Greenhouse	1.00	0.92	1.00	0.63	130	\$4,063	\$0	\$3,738	\$2,368

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.92	1.00	0.63	120	\$1,920	\$0	\$1,766	\$1,119

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	0.92	1.00	0.63	112	\$1,792	\$0	\$1,649	\$1,045

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$115,602	\$6,583	\$17,161	\$8,787	\$148,134	Residential	HS	<u>\$50,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
17961		1796		\$328,726	2.22	<u>\$219,256</u>	<u>4.78</u>
				<u>\$328,726</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$219,255	\$350,463	\$569,718	\$44,172	\$184,084	\$228,256	\$2,889.96
2024	\$238,989	\$328,726	\$567,715	\$45,497	\$189,606	\$235,103	\$2,981.26