

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>
18761	101	6	E	6J10	80636CA01900

Owner(s): Walker Jeffrey J Nolen Nathan A	Situs Address: 91174 Hungry Hollow Loop Westport,
--	--

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.16	\$14,560	\$0	\$14,560
	Residential	HS	Acre		\$0	\$17,400	\$17,400

Land Components

Category	Description
On-Site Utilities	Electricity
Neighborhood	Suburban
On-Site Utilities	Public Water
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 %
124	1930	1940	09/12/2011	gbonham	1.000000	5524	0000	0000	0.552400	1.000000	1.000000

Base Cost Value:	\$70,556
Inventory Adjustment Total:	\$7,934
Adjusted Base Cost:	\$78,491
DRC:	\$43,358
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,584	2	2,534
Heating Accessory	Pellet Stove w/flue	1	0	3,950	3,950
Interior - Floor	Wood Subfloor	0	1,584	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	792	0	0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200

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
First Floor	1	1	0	0	1	1.0	0	1	0	0	0			792	792	0.00	0.00	40,074.88	40,074.88
Half Story	0	0	0	0	3	0	0	0	0	0	0			792	792	0.00	0.00	25,002.07	25,002.07

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 1/2	1.00	1.00	1.00	0.55	102	\$2,571	\$0	\$2,571	\$1,420

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	1.00	1.00	0.55	462	\$1,386	\$0	\$1,386	\$766

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov.Porch/Slab/Simp.	1.00	1.00	1.00	0.84	168	\$6,149	\$0	\$6,149	\$5,168

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Fir	1.00	1.00	1.00	0.84	80	\$952	\$0	\$952	\$800

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
124	\$43,358	\$6,056	\$0	\$8,154	\$57,569	Residential	HS	\$14,560
						Residential	HS	\$17,400
							Total:	<u>\$31,960</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
187611		18761		\$148,415	2.58	<u>\$54,732</u>	<u>1.87</u>
				<u>\$148,415</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$54,731	\$158,112	\$212,843	\$16,770	\$63,492	\$80,262	\$989.33
2024	\$59,657	\$148,415	\$208,072	\$17,273	\$65,396	\$82,669	\$1,021.58

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201806627	08/24/2018	\$130,000	30	Yes	Primary	18761	80636CA01900
					Additional	18762	80636CA02000