

# 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>    |
| <b>18818</b>      | <b>101</b>            | <b>6</b>  | <b>E</b>  | <b>6J10</b>     | <b>80636DC01501</b> |

|                          |                                 |
|--------------------------|---------------------------------|
| Owner(s):                | Situs Address:                  |
| <b>Bylsma Clifford L</b> | <b>91027 Hungry Hollow Loop</b> |
| <b>Bylsma Fred O</b>     | <b>Westport,</b>                |
| <b>Jones Robert (c)</b>  |                                 |

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | Acre      | 0.95          | \$33,800   | \$17,400    | \$51,200      |

### Land Components

| Category             | Description             |
|----------------------|-------------------------|
| On-Site Utilities    | Public Sewer            |
| Off-Site Improvement | Public Access           |
| Off-Site Improvement | Asphalt-Concrete Street |
| Neighborhood         | Rural                   |
| On-Site Utilities    | Public Water            |
| On-Site Utilities    | Electricity             |

## Residence Valuation

**Improvement: 1**

| Stat<br>Class | Year<br>Built | Effective<br>Year | Appraisal<br>Date | Appraiser<br>Id | Complete<br>% | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|---------------|---------------|-------------------|-------------------|-----------------|---------------|-------|-------|-------|----------|----------|----------|
| 232           | 1900          | 1920              | 09/06/2011        | cleader         | 1.000000      | 35240 | 00000 | 00000 | 0.352400 | 1.150000 | 1.000000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$109,551 |
| Inventory Adjustment Total: | \$6,515   |
| Adjusted Base Cost:         | \$133,475 |
| DRC:                        | \$47,037  |
| Adjudicated Value:          |           |

### Improvement Components

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material    | Drop Siding               | 0        | 0     |           | 0         |
| Exterior Wall        | Single                    | 0        | 0     |           | 0         |
| Foundation           | Masonry                   | 0        | 0     |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 0        | 1,945 | 2         | 3,015     |
| 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        | 1,945 | 0         | 0         |
| Roof Type            | Gable                     | 0        | 1,295 | 0         | 0         |
| Roofing Material     | Composition               | 0        | 1,295 | 0         | 0         |
| Interior - Wall      | Comp                      | 0        | 0     |           | 0         |
| Interior - Wall      | Panel                     | 0        | 0     |           | 0         |
| Windows              | Single                    | 0        | 0     |           | 0         |
| Windows              | Wood                      | 0        | 0     |           | 0         |
| Plumbing             | Toilet                    | 2        | 0     | 250       | 500       |
| Plumbing             | Water Heater (Std)        | 2        | 0     | 350       | 700       |
| Plumbing             | Kitchen Sink              | 2        | 0     | 400       | 800       |
| Plumbing             | Lavatory                  | 2        | 0     | 250       | 500       |
| Plumbing             | Bath Tub - W/O Shower     | 2        | 0     | 500       | 1,000     |

### Room Grid

| Floor Type  | Liv | Kit | Din | Fam | Bed | Full<br>Bth | Half<br>Bth | Uty | Oth | Grt | Gar | Area   |       |       | Base Cost |            |           |           |           |
|-------------|-----|-----|-----|-----|-----|-------------|-------------|-----|-----|-----|-----|--------|-------|-------|-----------|------------|-----------|-----------|-----------|
|             |     |     |     |     |     |             |             |     |     |     |     | Unfin. | LC    | Fin   | Total     | Unfinished | Low Cost  | Finished  | Total     |
| Attic       | 0   | 0   | 0   | 0   | 5   | 0           | 0           | 0   | 0   | 0   | 0   | 0      | 650   |       | 650       | 0.00       | 25,750.50 | 0.00      | 25,750.50 |
| First Floor | 2   | 2   | 0   | 0   | 0   | 2.0         | 0           | 0   | 0   | 0   | 0   | 0      | 1,267 | 1,267 | 0.00      | 0.00       | 83,800.38 | 83,800.38 |           |

## Residence Valuation

---

### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 3 - R              | Other Improvements | Cov. Porch Gab.R. | 1.15     | 1.00     | 1.00      | 0.35          | 56   | \$2,716   | \$0                       | \$3,123               | \$1,101 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 3 - R              | Other Improvements | Enclosed Por. 3/4 | 1.15     | 1.00     | 1.00      | 0.35          | 119  | \$5,712   | \$0                       | \$6,569               | \$2,315 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 3 - R              | Other Improvements | Garden Shed Conv. | 1.00     | 1.00     | 1.00      | 0.35          | 224  | \$3,248   | \$0                       | \$3,248               | \$1,145 |

---

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |        |                       |          | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|---------|--------|-----------------------|----------|-----------------|------------|---------------------|
|                            | Residence      | Carport | Garage | Other<br>Improvements | Total    |                 | Land Class |                     |
| 232                        | \$47,037       | \$0     | \$0    | \$4,560               | \$51,597 | Residential     | HS         | <u>\$51,200</u>     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land            |                  |
|-------------|---------|------------|---------|------------------|------------------|-----------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV     | Cumulative Index |
| 188181      |         | 18818      |         | \$133,020        | 2.58             | <u>\$87,682</u> | <u>1.87</u>      |
|             |         |            |         | <u>\$133,020</u> |                  |                 |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV  | Total RMV | Land AV  | Impr AV  | Total AV  | Total Tax  |
|----------|----------|-----------|-----------|----------|----------|-----------|------------|
| 2023     | \$87,681 | \$141,510 | \$229,191 | \$56,040 | \$56,060 | \$112,100 | \$1,381.78 |
| 2024     | \$95,573 | \$133,020 | \$228,593 | \$57,721 | \$57,741 | \$115,462 | \$1,426.85 |