

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
19739	401	6	D	0403	80720C004000
Owner(s):	Bisson Jonathan A Bisson Cassandra J	Situs Address:	42052 Forest Court Ln Astoria,		

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.01	\$53,180	\$25,640	\$78,820

### Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street

# Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2017	2017	01/09/2018	Ilindberg	1.000000	96310	00000	00000	0.963100	1.050000	1.000000

Base Cost Value:	\$124,374
Inventory Adjustment Total:	\$13,870
Adjusted Base Cost:	\$145,156
DRC:	\$139,800
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,840	3	5,410
Interior - Floor	Wood Subfloor	0	1,840	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,840	0	460
Windows	Vinyl	0	0		0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	2	0	300	600

## 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
First Floor	1	1	1		3	2.0		1			1			1,840	1,840	0.00	0.00	124,374.00	124,374.00

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.963100	400.00	\$21,555	\$500	\$23,158	\$22,303

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	400	0.25	100.00

### 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	Drive Concrete	1.00	1.00	1.00	0.96	400	\$1,200	\$0	\$1,200	\$1,156

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.05	1.00	1.00	0.96	119	\$4,748	\$0	\$4,986	\$4,802

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$139,800	\$0	\$22,303	\$5,957	\$168,060	Residential	HS	<u>\$78,820</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537245		19739		\$359,976	2.14	<u>\$158,300</u>	<u>2.19</u>
				<u>\$359,976</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$158,299	\$384,981	\$543,280	\$60,860	\$165,244	\$226,104	\$3,187.04
2024	\$172,547	\$359,976	\$532,523	\$62,685	\$170,201	\$232,886	\$3,300.68