

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>
20049	101	6	D	0403	80816DC00301

Owner(s): **Bollenbacher Chris**

Situs Address: **39702 Burnside Loop
Astoria,**

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	0.77	\$48,400	\$32,640	\$81,040

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Public Water
Neighborhood	Rural
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
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 %
130	1940	1961	10/09/2012	llindberg	1.000000	65240	00000	00000	0.652400	1.150000	1.000000

Base Cost Value:	\$90,684
Inventory Adjustment Total:	\$10,986
Adjusted Base Cost:	\$116,920
DRC:	\$76,279
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,720	2	2,752
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,720	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gab Hip	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Roofing Material	Built-Up	0	1,280	0	0
Roofing Material	Composition Arch	0	440	0	154
Windows	Single	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Door	1	0	0	0

Residence Valuation

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	0	0	3	1.0	0	1	0	0	0			1,720	1,720	0.00	0.00	90,683.60	90,683.60

Other Improvements

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. 3/4	1.15	1.00	1.00	0.65	384	\$18,432	\$0	\$21,197	\$13,829

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	1.15	1.00	1.00	0.65	324	\$9,704	\$0	\$11,159	\$7,280

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	0.65	903	\$2,709	\$0	\$2,709	\$1,767

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.00	1.00	0.65	224	\$672	\$0	\$672	\$438

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	Patio	1.00	1.00	1.00	0.65	60	\$180	\$0	\$180	\$117

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. 3/4	1.15	1.00	1.00	0.65	452	\$21,696	\$0	\$24,950	\$16,278

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-Class 3	1.00	1.00	1.00	0.65	24	\$102	\$0	\$102	\$67

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.15	1.00	1.00	0.65	64	\$3,104	\$0	\$3,570	\$2,329

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.65	405	\$9,923	\$1,280	\$11,203	\$7,309

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 100 amp	1	0	1000	1000.00
Electrical	Wiring per outlet 110 volts	4	0	70	280.00

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	Patio	1.00	1.00	1.00	0.65	200	\$600	\$2,000	\$2,600	\$1,696

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Other Improvements	Canopy Roof	0	200	10	2000.00

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.65	400	\$10,160	\$3,740	\$13,900	\$9,068

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Heating Accessory	Wood Stove w/flue	1	0	2600	2600.00
Electrical	Service 100 amp	1	0	1000	1000.00
Electrical	Wiring per outlet 110 volts	2	0	70	140.00

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-Class 3	1.00	1.00	1.00	0.65	200	\$850	\$0	\$850	\$555

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to-Class 3	1.00	1.00	1.00	0.65	135	\$574	\$0	\$574	\$374

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$76,279	\$0	\$0	\$61,107	\$137,386	Residential	HS	<u>\$81,040</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
200491		20049		\$335,269	2.44	<u>\$158,755</u>	<u>2.14</u>
				<u>\$335,269</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$158,755	\$359,129	\$517,884	\$45,126	\$106,772	\$151,898	\$2,096.57
2024	\$173,042	\$335,269	\$508,311	\$46,479	\$109,975	\$156,454	\$2,172.90