

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>
20400	101	6	D	0414	80822AD01700

Owner(s):	Situs Address:	
Marks Ronald D	40640 Old Hwy 30	
Marks Pamela A	Astoria,	
Schellhas Corey		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.21	\$29,400	\$25,640	\$55,040

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
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 %
131	1951	1971	05/16/2012	llindberg	1.000000	70410	00000	00000	0.704100	1.150000	1.000000

Base Cost Value:	\$75,464
Inventory Adjustment Total:	\$4,987
Adjusted Base Cost:	\$92,519
DRC:	\$65,143
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Vinyl	0	780	0	0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	780	4	2,987
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	780	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	780	0	0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250

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
Basement	0	0	0	0	0	0	0	0	1	0	0	780	0	0	780	29,300.00	0.00	0.00	29,300.00
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			780	780	0.00	0.00	53,102.40	53,102.40

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	Drive Concrete	1.00	1.00	1.00	0.70	310	\$930	\$0	\$930	\$655

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 Treated	1.00	1.00	1.00	0.70	40	\$600	\$0	\$600	\$422

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	0.70	45	\$1,348	\$0	\$1,550	\$1,091

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
131	\$65,143	\$0	\$0	\$2,169	\$67,311	Residential	HS	<u>\$55,040</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
204001		20400		\$164,263	2.44	<u>\$107,822</u>	<u>2.14</u>
				<u>\$164,263</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$107,821	\$175,964	\$283,785	\$46,778	\$56,148	\$102,926	\$1,420.65
2024	\$117,525	\$164,263	\$281,788	\$48,181	\$57,832	\$106,013	\$1,472.36