

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20421	101	6	D	0414	80822B000601

Owner(s): **Swenson David Bernard/Joan D** Situs Address: **92911 Island View Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.72	\$47,400	\$42,640	\$90,040

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street
Neighborhood	Rural
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
199	1980	1980	02/02/2012	cleader	1.000000	7557	7700	0000	0.581890	1.000000	1.000000

Base Cost Value:	\$72,215
Inventory Adjustment Total:	\$5,779
Adjusted Base Cost:	\$77,994
DRC:	\$45,384
Adjudicated Value:	

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		5	2.0		1						2,104	2,104	0.00	0.00	72,214.96	72,214.96

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Flat	1.000000	0.581890	616.00	\$12,887.84	\$0.00	\$14,821.02	\$8,624.20

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	616	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.581890	264.00	\$9,039	(\$528)	\$8,511	\$4,953

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	264	-2	-528.00

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	Wood Deck Treated	1.00	1.00	1.00	0.58	288	\$4,320	\$0	\$4,320	\$2,514

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.58	120	\$1,920	\$0	\$1,920	\$1,117

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/Light	1.00	1.00	1.00	0.58	60	\$156	\$0	\$156	\$91

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
9 - R	Other Improvements	Lean-To/Light	1.00	1.00	1.00	0.58	120	\$312	\$0	\$312	\$182

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
199	\$45,384	\$8,624	\$4,953	\$3,903	\$62,864	Residential	HS	<u>\$90,040</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529142		20421		\$153,410	2.44	<u>\$176,386</u>	<u>2.14</u>
				<u>\$153,410</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$176,385	\$164,389	\$340,774	\$65,332	\$81,729	\$147,061	\$2,029.80
2024	\$192,260	\$153,410	\$345,670	\$67,291	\$84,180	\$151,471	\$2,103.71