

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>
20625	401	6	D	0414	80823B001400

Owner(s):	Sullivan Richard John	Situs Address:	92693 T T Larson Rd
	Sullivan Jennifer Kay		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.47	\$74,700	\$22,640	\$97,340

Land Components

Category	Description
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1978	1978	01/01/2002	gbonham	1.000000	74460	00000	00000	0.744600	1.050000	1.000000

Base Cost Value:	\$148,970
Inventory Adjustment Total:	\$16,184
Adjusted Base Cost:	\$173,411
DRC:	\$129,122
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,330	4	4,881
Heating Accessory	Pellet Stove w/flue	1	0	4,230	4,230
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,330	0	0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,330	0	333
Windows	Double	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Door	1	0	0	0

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
Basement	0	0	0	0	0	0	0	0	1	0	0	1,330	0	0	1,330	51,090.50	0.00	0.00	51,090.50
First Floor	1	1	1	0	2	2.0	0	1	0	0	0			1,330	1,330	0.00	0.00	97,879.50	97,879.50

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.744600	680.00	\$30,047	\$0	\$31,550	\$23,492

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Low Cost	1.000000	0.744600	384.00	\$14,992	\$145	\$17,407	\$12,962

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Enamel Sheet	0	384	2.2	844.80
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00

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	0.74	210	\$3,150	\$0	\$3,150	\$2,345

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	1.05	1.00	1.00	0.74	100	\$3,660	\$0	\$3,843	\$2,862

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	0.74	72	\$1,080	\$0	\$1,080	\$804

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Loft Barn	1.00	1.00	1.00	0.74	480	\$14,057	\$0	\$14,057	\$10,467

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Lean-to/heavy	1.00	1.00	1.00	0.74	216	\$981	\$0	\$981	\$730

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$129,122	\$0	\$36,454	\$17,208	\$182,784	Residential	HS	<u>\$97,340</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
206251		20625		\$391,513	2.14	<u>\$195,495</u>	<u>2.19</u>
				<u>\$391,513</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,494	\$419,580	\$615,074	\$65,097	\$230,425	\$295,522	\$4,078.94
2024	\$213,089	\$391,513	\$604,602	\$67,049	\$237,337	\$304,386	\$4,227.46