

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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20819	401	6	D	0414	808240003100

Owner(s): **Wade Jarod**

Situs Address: **41406 Old Hwy 30
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.86	\$67,760	\$25,640	\$93,400

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
122	1944	1964	11/28/2011	cleader	1.000000	67080	00000	00000	0.670800	1.000000	1.000000

Base Cost Value:	\$65,173
Inventory Adjustment Total:	\$6,680
Adjusted Base Cost:	\$71,853
DRC:	\$48,199
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	1,184	0	0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	1,184	2,960	2,960
Heating Accessory	Gas Stove w/flue	1	0	2,270	2,270
Interior - Floor	Wood Subfloor	0	1,184	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,184	0	0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Ext Wall Material	Asbestos	0	0		0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	T1-11	0	0		0
Windows	Metal	0	0		0
Windows	Single	0	0		0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300

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
Attic	0	0	0	0	0	0	0	0	1	0	0	168	0	0	168	7,143.53	0.00	0.00	7,143.53

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	1	0	1	1.0	0	0	0	0	0			1,184	1,184	0.00	0.00	52,967.76	52,967.76

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.570800	468.00	\$17,847	\$1,030	\$21,708	\$12,391

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Enamel Sheet	0	468	2.2	1029.60

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	Cov. Porch Shed R	1.00	1.00	1.00	0.67	64	\$2,893	\$0	\$2,893	\$1,940

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.37	396	\$4,744	\$0	\$4,744	\$1,759

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/heavy	1.00	1.00	1.00	0.67	210	\$953	\$0	\$953	\$640

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	Cov.Porch/Slab/Gab.R.	1.00	1.00	1.00	0.67	112	\$4,469	\$0	\$4,469	\$2,998

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Enclosed Por. 1/2	1.00	1.00	1.00	0.67	40	\$1,008	\$0	\$1,008	\$676

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
122	\$48,199	\$0	\$12,391	\$8,013	\$68,603	Residential	HS	\$93,400	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
208191		20819		\$146,943	2.14	\$187,582	2.19
				\$146,943			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$187,581	\$157,475	\$345,056	\$59,758	\$86,220	\$145,978	\$2,014.85
2024	\$204,464	\$146,943	\$351,407	\$61,550	\$88,806	\$150,356	\$2,088.22