

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>
21073	101	6	D	0414	80827A000900

Owner(s): **Miethe Jedediah**
Miethe Julia D

Situs Address: **92204 Simonsen Rd**
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	0.52	\$43,400	\$25,640	\$69,040

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Gas
On-Site Utilities	Septic System
On-Site Utilities	Public Water
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	1954	1991	01/11/2012	bcatching	1.000000	81880	00000	00000	0.818800	1.150000	1.000000

Base Cost Value:	\$121,863
Inventory Adjustment Total:	\$8,604
Adjusted Base Cost:	\$150,037
DRC:	\$122,850
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,347	2	3,755
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	2,347	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,139	0	0
Roofing Material	Composition Arch	0	1,139	0	399
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

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
First Floor	1	1	1	0	4	2.0	0	1	2	0	0			2,347	2,347	0.00	0.00	115,751.06	115,751.06

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.89	864	\$13,766	\$0	\$13,766	\$12,199

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	0.81	343	\$5,145	\$0	\$5,145	\$4,177

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	0.81	392	\$5,880	\$0	\$5,880	\$4,774

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 Gab.R.	1.15	1.00	1.00	0.82	17	\$2,377	\$0	\$2,733	\$2,238

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.82	200	\$3,800	\$0	\$3,800	\$3,111

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	
130	\$122,850	\$0	\$0	\$26,500	\$149,349	Residential	HS	<u>\$69,040</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
210731		21073		\$364,464	2.44	<u>\$135,248</u>	<u>2.14</u>
				<u>\$364,464</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$135,248	\$390,083	\$525,331	\$50,331	\$193,491	\$243,822	\$3,365.35
2024	\$147,420	\$364,464	\$511,884	\$51,840	\$199,295	\$251,135	\$3,487.89