

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>
21175	101	6	D	0414	80827D000200

Owner(s): **Barber Keith**
Barber Ariel Situs Address: **91919 George Hill Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.32	\$36,400	\$25,640	\$62,040

Land Components

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

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		3	2.0		1						1,296	1,296	0.00	0.00	50,205.04	50,205.04

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Same as House	1.000000	0.811900	400.00	\$9,451.00	(\$800.00)	\$4,325.50	\$3,511.87

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	400	-2	-800.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	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	100	\$1,500	\$0	\$1,500	\$1,218

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.81	288	\$8,093	\$0	\$8,093	\$6,571

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 Picket	1.00	1.00	1.00	0.81	180	\$3,600	\$0	\$3,600	\$2,923

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Land		RMV before index
		Carport	Garage	Other Improvements	Program Type		Land Class		
199	\$43,218	\$3,512	\$0	\$10,711	\$57,441		Residential	HS	\$62,040

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
529322		21175		\$140,176	2.44	\$132,473	2.14
				\$140,176			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$132,473	\$141,160	\$273,633	\$41,739	\$81,190	\$122,929	\$1,707.29
2025	\$132,473	\$140,176	\$272,649	\$42,991	\$83,625	\$126,616	\$1,747.29