

# Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
21581	101	1	A	0101	80907CC04600

Owner(s): **Gingerich Candace**  
**Zimmerman Alice**

Situs Address: **385 W Marine Dr**  
**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	0.11	\$63,000	(\$18,490)	\$44,510

### Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
On-Site Improvement	Landscape-Fair
On-Site Utilities	Telephone
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Water
Site Adjustments	View-Average
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
On-Site Utilities	Gas
Site Adjustments	Excess Traffic
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1910	1930	09/11/2018	llindberg	1.000000	45240	00000	00000	0.452400	1.550000	1.000000

Base Cost Value:	\$173,344
Inventory Adjustment Total:	\$8,488
Adjusted Base Cost:	\$281,839
DRC:	\$127,504
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Bevel	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	1,392	3	3,550
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,152	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,152	0	288
Interior - Wall	Panel	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Toilet	1	0	300	300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350

### 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
Attic	0	0	0	0	2	0	0	0	0	0	0	1,051	0	480	480	0.00	0.00	27,818.40	27,818.40
Basement	0	0	0	0	0	0	0	0	1	0	0	1,051	0	0	1,051	42,594.95	0.00	0.00	42,594.95

## 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			1,152	1,152	0.00	0.00	88,632.40	88,632.40

### 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	Patio	1.00	1.00	1.00	0.45	104	\$416	\$0	\$416	\$188

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	0.45	104	\$1,193	\$0	\$1,193	\$540

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	1.55	1.00	1.00	0.45	101	\$3,012	\$0	\$4,668	\$2,112

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$127,504	\$0	\$0	\$2,840	\$130,344	Residential	HS	<u>\$44,510</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
215811		21581		\$216,102	1.66	<u>\$77,077</u>	<u>1.80</u>
				<u>\$216,102</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$77,077	\$206,929	\$284,006	\$6,716	\$96,284	\$103,000	\$2,050.44
2024	\$80,160	\$216,102	\$296,262	\$6,917	\$99,172	\$106,089	\$2,123.05