# **Appraisal Report**

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Account ID	Property Class	<u> </u>	MA	NH	Tax Code	TaxMapKey
21658	101		1	A	0101	80907CC12100
0 ()	N DI D		G: 4 1 1		454 51 1 64	
Owner(s):	Noyes Robert D		Situs Add	ress:	474 Floral St	
					Astoria,	

#### **Land Valuation**

			Lanu	v aiuation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$63,000	\$35,810	\$98,810
		Land Cor	nponents				
	Category			Description			
Off-Site Improveme	ent	Curb-C	Gutters				
Off-Site Improveme	ent	Asphal	t-Concrete Street				
Site Adjustments		View-C	Good				
On-Site Utilities		Electric	eity				
Site Adjustments		Top-M	ed/Light				
On-Site Utilities		Public	Sewer				
Neighborhood		Urban					
On-Site Utilities		Public	Water				
On-Site Improveme	nt	Landso	ape-Fair				
Off-Site Improveme	ent	Public	Access				
Site Adjustments		Med/L	ight Traffic				
Off-Site Improveme	ent	Sidewa	ılk				
On-Site Utilities		Teleph	one				
		•					

Page 1 of 5

# **Residence Valuation**

Improvement: 1	Stat Year Class Built	Effective Appraisal Appraiser Year Date Id	Complete % Phys Func Econ Overall LCM % LMA %
	133 1935	1961 09/19/2018 Imoore	1 000000 6524( 0000( 0000( 0 652400   75000(   00000(

\$110,962 Base Cost Value: Inventory Adjustment Total: \$5,498

Adjusted Base Cost: \$203,805 \$132,962

DRC:

Adjudicated Value:

#### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	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	1,170	3	2,925
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,260	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	780	0	273
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Kitchen Sink	1	0	400	400

#### **Room Grid**

						Full							Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	480	480	0.00	0.00	22,297.20	22,297.20

# **Residence Valuation**

# Room Grid

						Full	Half						Aı	ea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	1	0	0	0	0	1	0	1	480	0	300	780	18,027.11	0.00	17,535.01	35,562.12
First Floor	1	1	1	0	1	1.0	0	0	1	0	0			780	780	0.00	0.00	53,102.40	53,102.40

## **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	Wood Deck Treated	1.00	1.00	1.00	0.65	190	\$2,179	\$0	\$2,179	\$1,422

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 6 ft	1.00	1.00	1.00	0.65	100	\$2,200	\$0	\$2,200	\$1,435

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.65	315	\$1,260	\$0	\$1,260	\$822

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.75	1.00	1.00	0.65	18	\$423	\$0	\$741	\$483

## **Residence Valuation**

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRO
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	36	\$413	\$0	\$413	\$269
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRO
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.65	18	\$490	\$0	\$490	\$319
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRO
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.65	272	\$816	\$0	\$816	\$532

# **RMV Summary (Before Index)**

		Improver	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
133	\$132,962	\$0	\$0	\$5,283	\$138,245	Residential	HS	\$98,810

#### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
216581		21658		\$229,202	1.66	\$171,109	1.80
				\$229,202			

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$171,108	\$222,526	\$393,634	\$55,160	\$76,800	\$131,960	\$2,626.98
2024	\$177,953	\$229,202	\$407,155	\$56,814	\$79,104	\$135,918	\$2,719.97

10/10/2024 Page 5 of 5