

# 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>
21665	121	1	A	0101	80907CD00300

Owner(s): **Dunn Joshua W**

Situs Address: **307 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	0.07	\$55,000	\$25,000	\$80,000

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
234	1900	1938	11/09/2018	cmccleary	1.000000	5524	0000	0000	0.552400	1.750000	1.000000

Base Cost Value:	\$222,640
Inventory Adjustment Total:	\$15,676
Adjusted Base Cost:	\$417,053
DRC:	\$230,380
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	4	0	180	720
Ext Wall Material	Wood/Bevel	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	2	1,220	2,928	5,856
Roofing Material	Composition	0	0		0
Windows	Metal	0	0		0
Plumbing	Toilet	4	0	250	1,000
Plumbing	Lavatory	4	0	250	1,000
Plumbing	Shower Stall - Fiberglass	4	0	1,200	4,800
Plumbing	Kitchen Sink	4	0	400	1,600
Plumbing	Water Heater (Std)	2	0	350	700

## 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
Basement												1,320			1,320	55,794.50	0.00	0.00	55,794.50
First Floor	2	2			4	2.0								1,220	1,220	0.00	0.00	109,729.00	109,729.00
Half Story	2	2			4	2.0								1,220	1,220	0.00	0.00	57,116.58	57,116.58

## Other Improvements

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. 1/2	1.75	1.00	1.00	0.55	100	\$1,567	\$0	\$2,742	\$1,515

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
234	\$230,380	\$0	\$0	\$1,515	\$231,895	Residential	HS	<u>\$80,000</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537714		21665		\$362,397	1.56	<b>\$120,466</b>	<b>1.51</b>
				<u>\$362,397</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$90,576	\$289,918	\$380,494	\$23,384	\$109,941	\$133,325	\$2,587.89
2022	\$120,466	\$362,397	\$482,863	\$24,085	\$113,239	\$137,324	\$2,660.86