

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>
21667	121	1	A	0101	80907CD00500

Owner(s): **Quashnick Julia**
Holloway Chris

Situation Address: **311 W Marine Dr**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.07	\$21,004	(\$6,301)	\$14,703
	Residential	HS	Acre		\$0	\$41,500	\$41,500

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
135	1904	1979	11/09/2018	cmccleary	1.000000	75240	00000	00000	0.752400	1.750000	1.000000

Base Cost Value:	\$111,597
Inventory Adjustment Total:	\$7,203
Adjusted Base Cost:	\$207,900
DRC:	\$156,424
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Tongue & Groove	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	792	4	3,033
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	792	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Windows	Wood	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Interior - Cabinetry	2nd kitchen	0	1	1,500	1,500
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Plumbing	Kitchen Sink	2	0	400	800
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500

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
Basement	0	0	0	0	0	0	0	0	1	0	0	792	0	0	792	27,235.86	0.00	0.00	27,235.86
First Floor	1	1	1	0	0	0	1	0	0	0	0	792	792	0.00	0.00	53,582.16	53,582.16		

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
Half Story	0	1	0	0	2	1.0	0	0	1	0	0			594	594	0.00	0.00	25,181.85	25,181.85

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	Asphalt Drive	1.00	1.00	1.00	0.75	403	\$1,209	\$0	\$1,209	\$910

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.75	154	\$3,340	\$0	\$3,340	\$2,513

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
135	\$156,424	\$0	\$0	\$3,423	\$159,847	Residential	HS	\$14,703
						Residential	HS	\$41,500
							Total:	\$56,203

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
216671		21667		\$265,016	1.66	\$97,326	1.80
				\$265,016			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$97,325	\$222,145	\$319,470	\$26,826	\$67,591	\$94,417	\$1,879.57
2024	\$101,219	\$265,016	\$366,235	\$27,630	\$86,019	\$113,649	\$2,274.35

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202305158	09/20/2023	\$450,000	21	Yes	Primary	21667	80907CD00500
					Additional	21666	80907CD00400
					Additional	21668	80907CD00600
201708474	10/12/2017	\$190,000	21	Yes	Primary	21667	80907CD00500
					Additional	21666	80907CD00400
					Additional	21668	80907CD00600
200500861	01/21/2005	\$330,000	34	Yes	Primary	21667	80907CD00500
					Additional	21668	

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200500861	01/21/2005	\$330,000	34	Yes	Primary	21667	80907CD00500
					Additional	21670	
					Additional	21669	
200002463	03/20/2000	\$62,000		Yes	Primary	21667	80907CD00500
					Additional	21668	80907CD00600
9914456	12/03/1999	\$31,910	03	Yes	Primary	21667	80907CD00500
					Additional	21668	80907CD00600