

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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
21692	101	1	A	0101	80907CD03100
Owner(s):	Kauth Susan Kauth David Paul Kauth Amber				
	Situs Address: 350 Floral St Astoria,				

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$63,000	\$164,000	\$227,000

Land Components

Category	Description
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
Site Adjustments	View-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
148	1910	1988	10/04/2018	cmccleary	1.000000	80240	00000	00000	0.802400	1.550000	1.000000

Base Cost Value:	\$285,972
Inventory Adjustment Total:	\$24,933
Adjusted Base Cost:	\$481,902
DRC:	\$386,678
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Asbestos	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,534	2	4,308
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,456	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,259	0	315
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Toilet	4	0	300	1,200
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Shower Stall - Tile	3	0	2,050	6,150

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
Attic	1	1	0	0	2	1.0	0	0	0	0	0	0	0	896	896	0.00	0.00	45,178.08	45,178.08
Basement	0	0	0	0	0	0	0	1	0	0	0	1,232	0	0	1,232	48,106.40	0.00	0.00	48,106.40
First Floor	1	1	1	0	0	1.0	0	0	0	0	0			1,456	1,456	0.00	0.00	104,425.20	104,425.20
Second Floor	1	0	0	0	2	2.0	0	1	0	0	0			1,259	1,259	0.00	0.00	64,674.04	64,674.04

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.957800	440.00	\$9,280.60	\$2,508.00	\$20,630.05	\$19,759.46

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Carport Ext Walls	Curtain Walls/Storage Room	0	40	62.7	2508.00

Other Improvements

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. 1/2	1.55	1.00	1.00	0.80	197	\$3,916	\$0	\$6,070	\$4,871

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	0.80	264	\$3,028	\$0	\$3,028	\$2,430

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.80	32	\$0	\$0	\$0	\$0

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	0.96	190	\$2,179	\$0	\$2,179	\$2,087

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.96	64	\$327	\$0	\$327	\$313

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	0.96	300	\$1,200	\$0	\$1,200	\$1,149

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 Stairs/Landing	1.00	1.00	1.00	0.96	60	\$1,080	\$0	\$1,080	\$1,034

Residence Valuation

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	Deck Rails Plain	1.00	1.00	1.00	0.80	84	\$429	\$0	\$429	\$344

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	0.80	440	\$5,047	\$0	\$5,047	\$4,050

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	0.80	250	\$1,000	\$0	\$1,000	\$802

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	0.80	224	\$896	\$0	\$896	\$719

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
148	\$386,678	\$19,759	\$0	\$17,800	\$424,238	Residential	HS	<u>\$227,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
216921		21692		\$703,361	1.66	<u>\$393,095</u>	<u>1.80</u>
				<u>\$703,361</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$393,095	\$673,570	\$1,066,665	\$52,020	\$218,766	\$270,786	\$5,390.63
2024	\$408,818	\$703,361	\$1,112,179	\$53,580	\$225,328	\$278,908	\$5,581.48

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID		TaxMapKey
200809989	10/30/2008	\$170,000	30		Yes	Primary 21692	80907CD03100
						Additional 21727	80907CD06300