

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>
22053	101	1	A	0101	80907DB08200

Owner(s): Bradshaw Benjamin Lee Bradshaw Cheryl Jean	Situation Address: 120 Commercial St Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$63,000	\$70,810	\$133,810

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
137	1923	1961		mpincombe	1.000000	65240	00000	00000	0.652400	1.750000	1.000000

Base Cost Value:	\$146,264
Inventory Adjustment Total:	\$10,573
Adjusted Base Cost:	\$274,465
DRC:	\$179,061
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Asbestos	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	1,829	2	3,402
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,278	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,374	0	481
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Beams	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Laundry Hookup	1	0	0	0

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
Basement												910			910	29,987.86	0.00	0.00	29,987.86
First Floor	1	1	0	1	0	1.0	0	1	0	0	0			1,374	1,374	0.00	0.00	76,850.52	76,850.52
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			910	910	0.00	0.00	39,426.10	39,426.10

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	Cov P MA1 Slab	1.00	1.00	1.00	0.65	245	\$4,515	\$0	\$4,515	\$2,946

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	192	\$2,202	\$0	\$2,202	\$1,437

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
137	\$179,061	\$0	\$0	\$4,383	\$183,444	Residential	HS	<u>\$133,810</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
220531		22053		\$304,138	1.66	\$231,718	1.80
				<u>\$304,138</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$231,718	\$295,280	\$526,998	\$20,458	\$135,712	\$156,170	\$3,108.94
2024	\$240,986	\$304,138	\$545,124	\$21,071	\$139,783	\$160,854	\$3,219.01