

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>
22103	101	1	A	0101	80907DB13001

Owner(s):	Royer Kyle Matthew Diehm	Situs Address:	127 Washington St
	Wilder Samson L		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.09	\$63,000	\$41,500	\$104,500

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1930	1961	04/30/2019	ddewinter	1.000000	65240	00000	00000	0.652400	1.750000	1.000000

Base Cost Value:	\$83,052
Inventory Adjustment Total:	\$8,465
Adjusted Base Cost:	\$160,156
DRC:	\$104,485
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Exterior Wall	Single	0	0		0
Foundation	Masonry	0	726	0	0
Heating & Cooling	Baseboard & Wall or Cable	0	1,476	2	2,435
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	726	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	0		0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Shingle	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Tile	2	0	2,050	4,100
Plumbing	Water Heater (Std)	1	0	350	350

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					2	1.0								726	726	0.00	0.00	39,744.52	39,744.52
First Floor	1	1	0	0	1	1.0	0	0	0	0	0			726	726	0.00	0.00	50,943.48	50,943.48

Residence Valuation

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 APC Slab	1.00	1.00	1.00	0.65	12	\$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	0.90	96	\$1,101	\$0	\$1,101	\$988

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
131	\$104,485	\$0	\$0	\$988	\$105,474	Residential	HS	<u>\$104,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
221031		22103		\$174,869	1.66	\$180,962	1.80
				<u>\$174,869</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$180,961	\$131,595	\$312,556	\$13,162	\$56,705	\$69,867	\$1,390.88
2024	\$188,200	\$174,869	\$363,069	\$13,556	\$58,406	\$71,962	\$1,440.08