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
22118	101	1	A	0101	80907DB14400
Owner(s):	Danner Beverly J	Situs Add	ress:	208 Alameda Ave	
			,	Astoria.	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.04	\$40,000	\$4,000	\$44,000
		Land Cor	nponents				
C	ategory			Description			
Off-Site Improvemen	nt	Public A	Access		_		
Neighborhood		Urban					
On-Site Improvemen	nt	Landsc	ape-Fair				
On-Site Utilities	Public '	Water					
On-Site Utilities		Electric	ity				
On-Site Utilities		Telepho	one				
Site Adjustments		Med/Li	ght Traffic				
Off-Site Improvemen	nt	Curb-G	utters				
Site Adjustments		Top-Ro	ugh				
Off-Site Improvemen	nt	Sidewa	lk				
On-Site Utilities		Cable 7	v				
Off-Site Improvemen	nt	Asphal	t-Concrete Street				
On-Site Utilities		Public	Sewer				

Page 1 of 4

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	123	1893	1920	04/29/2019	ddewinter	1.000000	3524(0000(0000(0.352400 1.570000	0000001

Base Cost Value: \$61,520 Inventory Adjustment Total: \$1,643

Adjusted Base Cost: \$99,165

DRC: \$34,946

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Brick Veneer	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating Accessory	Stove & Chimney	1	550	0	0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	550	0	0
Roofing Material	Composition Arch	0	550	0	193
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Shed	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Lavatory	1	0	200	200
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Toilet	1	0	200	200

Room Grid

							Half					Area			Base Cost				
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Attic	0	0	0	0	0	0	0	0	0	0	0		0	260	260	0.00	0.00	12,322.80	12,322.80
Basement	0	0	0	0	0	0	0	0	0	0	0	340			340	12,937.78	0.00	0.00	12,937.78
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			676	676	0.00	0.00	36,259.64	36,259.64

Other Improvements

Class- LCM LMA Comp Over- Inventory Adjusted											
Other SC	Category	Description	%	%	%	all%	Size	Base Cost	Adjust Total	Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.35	100	\$1,147	\$0	\$1,147	\$404

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.35	96	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

		Improven	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	 Program Type	Land Class	RMV before index
123	\$34,946	\$0	\$0	\$404	\$35,350	Residential	HS	\$44,000

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
221181		22118		\$58,608	1.66	\$76,194	1.80
				\$58,608			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$76,194	\$56,901	\$133,095	\$14,401	\$34,294	\$48,695	\$969.39
2024	\$79,241	\$58,608	\$137,849	\$14,833	\$35,322	\$50,155	\$1,003.69

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201205119	06/21/2012	\$62,500	30	Yes	Primary	22118	80907DB14400
					Additional	22119	80907DB14501