

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22265	101	1	A	0101	80907DC11400

Owner(s): **Zubenelgenubi LLC**

Situs Address: **7 Skyline Pl  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.51	\$80,553	\$152,077	\$232,630

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
168	2004	2004	04/15/2019	ddewinter	1.000000	89180	00000	52400	0.467300	1.600000	1.000000

Base Cost Value:	\$1,172,817
Inventory Adjustment Total:	\$127,924
Adjusted Base Cost:	\$2,081,186
DRC:	\$972,538
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	1	9,999	23,498	23,498
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	None	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Composition Arch	0	4,797	-2	-10,553
Roof Type	Complex	0	0		0
Roof Type	Gable	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Heating Accessory	Stacked Fireplace	1	0	8,960	8,960
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	3,000	3,000
Heating Accessory	2 Story Chimney	1	0	1,320	1,320
Interior - Accessory	Fire/Sprinkler System		16,119	0	0
Interior - Accessory	Elevator Deluxe	1	0	46,000	46,000
Interior - Accessory	Intercom/Music Sys. Basic	0	0		0
Interior - Accessory	Home Theater Sys. Basic	0	0		0
Built-in Appliances	Disposal	1	0	210	210
Built-in Appliances	Dishwasher	4	0	890	3,560
Built-in Appliances	Trash Compactor	0	0		0
Built-in Appliances	Wine Cooler/Under Counter	0	0		0
Built-in Appliances	Hood Fan	1	0	800	800
Built-in Appliances	Warming Drawer	1	0	1,130	1,130
Plumbing	Toilet	8	0	800	6,400

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bar Sink	3	0	700	2,100
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Lavatory	9	0	1,500	13,500
Plumbing	Shower Stall - Fiberglass	4	0	2,100	8,400
Plumbing	Shower Stall - Tile	2	0	3,600	7,200
Plumbing	Jet Tub	1	0	4,900	4,900
Plumbing	Water Heater (Std)	2	0	500	1,000
Plumbing	Laundry Tub	2	0	1,100	2,200
Plumbing	Garden Tub	1	0	3,100	3,100

### 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		1		1		1.0	1		7		1	4,520	278	2,180	6,978	150,456.34	13,105.58	143,305.52	306,867.44
First Floor	1	1	1	1		1.0	1	1	5		1			4,797	4,797	0.00	0.00	547,723.90	547,723.90
Half Story						1.0			2					1,100	1,100	0.00	0.00	91,520.88	91,520.88
Second Floor					4	3.0		1	1					2,864	2,864	0.00	0.00	226,704.84	226,704.84

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Unfinished	1.000000	0.467300	1881.00	\$78,869	\$0	\$118,304	\$55,283

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.467300	1191.00	\$63,758	\$1,079	\$97,255	\$45,447

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	450	900.00
Roofing Material	Composition Arch	0	1191	0.15	178.65

### 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	Patio	1.00	1.00	1.00	0.47	413	\$1,652	\$0	\$1,652	\$772

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P MA1 Slab	1.00	1.00	1.00	0.47	598	\$22,473	\$0	\$22,473	\$10,502

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P MA1 Slab	1.00	1.00	1.00	0.47	144	\$5,412	\$0	\$5,412	\$2,529

## 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	Generator/Electrical	1.60	1.00	1.00	0.47		\$0	\$0	\$0	\$0

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.60	1.00	1.00	0.47		\$400	\$0	\$640	\$299

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.47	372	\$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	Swimm/Pool In Gd.	1.00	1.00	1.00	0.47	800	\$50,000	\$0	\$50,000	\$25,043

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	0.47	473	\$1,892	\$0	\$1,892	\$884

## 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	Wood Deck Treated	1.00	1.00	1.00	0.97	385	\$4,416	\$0	\$4,416	\$4,276

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	0.47	238	\$952	\$0	\$952	\$445

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
168	\$972,538	\$0	\$100,731	\$44,749	\$1,118,018	Residential	HS	<u>\$232,630</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
528870		22265		\$1,853,606	1.66	<u>\$402,845</u>	<u>1.80</u>
				<u>\$1,853,606</u>			

### Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$429,261	\$3,103,820	\$3,533,081	\$212,535	\$1,756,899	\$1,969,434	\$39,206.10
2024	\$418,958	\$1,853,606	\$2,272,564	\$218,911	\$1,809,605	\$2,028,516	\$40,310.37

### Recent Transactions

<u>Instrument ID</u>	<u>Sales Date</u>	<u>Consideration</u>	<u>Sales Data Code</u>		<u>Multiple Accounts</u>	<u>Account ID</u>	<u>TaxMapKey</u>
202403395	06/17/2024	\$2,300,000	20	Yes	Primary	22265	80907DC11400
					Additional	54150	80907DC11600
201503748	05/28/2015	\$1,185,000	35	Yes	Primary	22265	80907DC11400
					Additional	54150	80907DC11600