

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>
22302	101	1	B	0101	80907DD01600

Owner(s):	Shepard P Michael Shepard M Dionisia	Situs Address: 414 Exchange 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	0.23	\$64,890	\$74,964	\$139,854

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
147	1895	1979	07/25/2019	cbrown	1.000000	75240	00000	00000	0.752400	1.600000	1.000000

Base Cost Value:	\$226,249
Inventory Adjustment Total:	\$14,351
Adjusted Base Cost:	\$384,960
DRC:	\$289,644
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
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
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	2,287	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,359	0	0
Heating & Cooling	Forced Air/Cool	0	1,823	3	4,831
Heating & Cooling	Hot Water Baseboard	0	0		0
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700

Residence Valuation

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	0	0	0	0	0	0	0	1	0	0	0	1,344	0	0	1,344	51,516.80	0.00	0.00	51,516.80
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,362	1,362	0.00	0.00	99,541.90	99,541.90
Second Floor	0	0	0	0	4	1.0	0	0	0	0	0			1,072	1,072	0.00	0.00	56,528.32	56,528.32

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.748900	360.00	\$19,222	\$0	\$30,755	\$23,032

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Roofing Material	Composition	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Wood Subfloor	0	0	0	0
Ext Wall Material	Drop Siding	0	0	0	0
Roof Type	Hip	0	0	0	0

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	Drive Concrete	1.00	1.00	1.00	0.75	180	\$742	\$0	\$742	\$558

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	Enclosed Por. 1/2	1.60	1.00	1.00	0.75	176	\$3,499	\$0	\$5,598	\$4,212

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 MA1 Fnd	1.00	1.00	1.00	0.75	256	\$5,740	\$0	\$5,740	\$4,319

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
147	\$289,644	\$0	\$23,032	\$9,089	\$321,765	Residential	HS	<u>\$139,854</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223021		22302		\$610,625	1.90	<u>\$205,865</u>	<u>1.53</u>
				<u>\$610,625</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	\$205,864	\$593,129	\$798,993	\$154,402	\$227,792	\$382,194	\$7,608.43
2024	\$214,099	\$610,625	\$824,724	\$159,034	\$234,625	\$393,659	\$7,877.87