

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22312	101	1	B	0101	80907DD02500
Owner(s): B&K Renovate LLC		Situs Address: 558 Franklin Ave Astoria,			

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.19	\$64,890	\$37,689	\$102,579

### Land Components

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

# Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1916	1931	07/25/2019	cbrown	1.000000	45240	00000	00000	0.452400	1.800000	1.000000

Base Cost Value:	\$102,784
Inventory Adjustment Total:	\$5,096
Adjusted Base Cost:	\$194,183
DRC:	\$87,849
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	Wood/Bevel	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	1,139	3	2,916
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	1,139	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

## 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	0	0	0	0	0	0	0	1	0	0	0	1,139	0	0	1,139	35,328.60	0.00	0.00	35,328.60
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,139	1,139	0.00	0.00	67,455.22	67,455.22

## 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	Enclosed Por. 1/2	1.80	1.00	1.00	0.45	32	\$501	\$0	\$903	\$408

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
131	\$87,849	\$0	\$0	\$408	\$88,257	Residential	HS	\$102,579

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223121		22312		\$155,764	1.76	\$157,036	1.53
				\$155,764			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$157,035	\$167,488	\$324,523	\$34,207	\$36,813	\$71,020	\$1,421.23
2025	\$157,036	\$155,764	\$312,800	\$35,233	\$37,917	\$73,150	\$1,460.67