Appraisal Report

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Account ID	Property Class	MA		NH	Tax Code	TaxMapKey
22353	101	1		A	0101	80907DD06700
Owner(s):	Arnold Janet M	Sit	us Addro	ess:	223 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	0.23	\$63,000	\$82,500	\$145,500
		Land Con	nponents				
(Category			Description			
On-Site Utilities		Public	Sewer				
On-Site Utilities		Public '	Water				
Off-Site Improveme	ent	Sidewa	lk				
Off-Site Improveme	ent	Curb-G	utters				
Off-Site Improveme	ent	Public A	Access				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Electric	ity				
Neighborhood		Urban					
Site Adjustments		View-G	food				
On-Site Utilities		Telepho	one				
On-Site Improveme	nt	Landsc	ape-Average				

Page 1 of 6

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	143	1947	1967	09/26/2018	mpincombe	1.000000	68490	00000	00000	0.684900	1.550000	1.000000
								_				

Base Cost Value: \$170,674
Inventory Adjustment Total: \$17,726
Adjusted Base Cost: \$292,019

DRC: \$200,004

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake		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	1,812	2	3,805
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	110 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,042	0	0
Roofing Material	Wood Shingle	0	1,042	1	1,250
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Dormers	0	0		0
Roof Type	Gable	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Wallpaper	0	0		0
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Hot Tub 7'x6'	1	0	3,000	3,000
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

						Full	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	2	1.0	0	0	0	0	0			760	760	0.00	0.00	39,502.80	39,502.80
Basement	0	0	0	1	0	0	0	1	2	0	0	262	780		1,042	9,785.57	38,467.35	0.00	48,252.92
First Floor	1	1	1	0	1	1.0	0	0	1	0	0			1,042	1,042	0.00	0.00	82,917.90	82,917.90

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Same as House	1.000000	0.772400	220.00	\$5,377.80	\$0.00	\$9,411.15	\$7,269.17

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Post/Pole	0	220	0	0
Interior - Floor	Concrete Slab	0	220	0	0
Roof Type	Shed	0	0	0	0
Roofing Material	Composition Roll	0	220	0	0

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.684900	400.00	\$20,575	\$480	\$32,635	\$22,352

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Shake	0	0	0	0
Exterior Wall	Single	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	400	0	0

				G	arag	e					
Class	Garage Type	Garage Finish	Complete %	Overall %	Size	;	Base Cost	Inventory Adjust Tota	Adju l Base		DRC
4	Attached	Unfinished	1.000000	0.684900	400.0	00	\$20,575	\$480	\$32,0	635	822,352
					Ga	rage	Compo	nents			
		Category			Desc	cription		Quantity	Area	Unit Cost	Adj. Cost
		Roof Type	Ga	ble				0	0	0	0
		Roofing Material	Wo	ood Shing	le			0	400	1.2	480.00
				Other	Impi	roven	nents				
Class- Other SC	Category	Description	LCN %		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRO
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	0 1.00	1.00	0.68	40	\$880	\$0	\$880	\$603
Class-			LCN	и LMA	Comp	Over-			Inventory	Adjusted	
Other SC	Category	Description	%		%	all%	Size	Base Cost	Adjust Total	Base Cost	DRO
All - R	Other Improvements	Drive Concrete	1.00	0 1.00	1.00	0.68	1,080	\$4,320	\$0	\$4,320	\$2,95
Class- Other SC	Category	Description	LCN %		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRO

1.55 1.00 1.00 0.68

25

\$497

\$0

\$770

4 - R Other Improvements Enclosed Por. 1/2

\$528

	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	1.55	1.00	1.00	0.68	144	\$2,863	\$0	\$4,437	\$3,039			
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	1.55	1.00	1.00	0.68	34	\$676	\$0	\$1,048	\$718			

RMV Summary (Before Index)

Improvement(s)							Land		
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index	
143	\$200,004	\$7,269	\$22,352	\$7,846	\$237,470	Residential	HS	\$145,500	

Current RMV

		Land					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
223531		22353		\$393,711	1.66	\$251,962	1.80
				\$393,711			

10/10/2024 Page 5 of 6

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$251,961	\$384,926	\$636,887	\$117,541	\$151,957	\$269,498	\$5,364.96
2024	\$262,040	\$393,711	\$655,751	\$121,067	\$156,515	\$277,582	\$5,554.95

10/10/2024 Page 6 of 6