

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>
22653	101	1	B2	0101	80908CC07700
Owner(s): Schuetz Richard		Situs Address: 696 Grand Ave Astoria,			

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.17	\$64,890	\$52,214	\$117,104

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
On-Site Utilities	Public Water
Rural	Homesite-Average
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
On-Site Utilities	Gas
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	View-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
242	1888	1961	08/19/2019	cmccleary	1.000000	65240	00000	00000	0.652400	1.550000	1.000000

Base Cost Value:	\$226,316
Inventory Adjustment Total:	\$11,534
Adjusted Base Cost:	\$368,667
DRC:	\$240,518
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	2	1,292	2,326	4,651
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	1,368	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Windows	Single	0	0		0
Windows	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Disposal	2	0	150	300
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Foundation	Concrete	0	0		0
Foundation	Rubble Stone	0	0		0
Foundation	Masonry	0	0		0
Foundation	Frame	0	112	-2	-258
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	2	0	450	900

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	2	0	400	800
Plumbing	Bath Tub - Door	2	0	150	300
Plumbing	Bath Tub - Shower	1	0	950	950

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	0	1	0	0	1,104	0	0	1,104	44,882.94	0.00	0.00	44,882.94
First Floor	1	1	0	0	2	1.0	0	1	0	0	0			1,368	1,368	0.00	0.00	112,930.96	112,930.96
Second Floor	1	1	0	0	2	1.0	0	0	0	0	0			1,216	1,216	0.00	0.00	68,502.16	68,502.16

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.729000	418.00	\$21,184	(\$2,006)	\$29,725	\$21,670

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Foundation	Frame		0	-961.4	-961.40
Interior - Floor	Gravel/Dirt	0	0	-1045	-1045.00
Roofing Material	Built-Up	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Roof Type	Flat	0	0	0	0

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	Patio	1.00	1.00	1.00	0.65	160	\$659	\$0	\$659	\$430

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	0.65	540	\$2,225	\$0	\$2,225	\$1,451

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	0.65	360	\$4,253	\$0	\$4,253	\$2,775

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
242	\$240,518	\$0	\$21,670	\$4,656	\$266,844	Residential	HS	<u>\$117,104</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
226531		22653		\$428,496	1.61	<u>\$182,720</u>	<u>1.62</u>
				<u>\$428,496</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$182,720	\$451,335	\$634,055	\$114,265	\$126,449	\$240,714	\$4,791.98
2024	\$190,028	\$428,496	\$618,524	\$117,692	\$130,242	\$247,934	\$4,961.63