

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>
22706	101	1	B	0101	80908CC13000

Owner(s): **Boehm Amber R**
Wall David

Situs Address: **808 9th St**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.34	\$73,341	\$129,291	\$202,632

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Water
Rural	Homesite-Average
On-Site Utilities	Telephone
Site Adjustments	View-Good
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
153	1908	1988	04/09/2013	llindberg	1.000000	80240	00000	00000	0.802400	1.550000	1.000000

Base Cost Value:	\$215,688
Inventory Adjustment Total:	\$16,922
Adjusted Base Cost:	\$360,545
DRC:	\$289,302
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,628	3	5,519
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,970	0	0
Interior - Wall	Plaster	0	0		0
Roofing Material	Composition Arch	0	1,286	0	193
Roof Type	Dormers	0	0		0
Roof Type	Gable	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Range/Drop-In	1	0	900	900
Built-in Appliances	Electric	0	0		0
Windows	Single	0	0		0
Windows	Storm	0	0		0
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Toilet	2	0	450	900

Residence Valuation

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
Attic	0	0	0	0	3	1.0	0	0	0	0	0	0	0	684	684	0.00	0.00	43,697.04	43,697.04
Basement	0	0	0	0	0	0	0	1	0	0	0	384	730	0	1,114	17,494.46	43,797.22	0.00	61,291.68
First Floor	1	1	1	0	0	1.0	0	0	0	0	0			1,286	1,286	0.00	0.00	132,005.20	132,005.20

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	0.80	98	\$1,158	\$0	\$1,158	\$929

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	0.80	204	\$2,410	\$0	\$2,410	\$1,934

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.55	1.00	1.00	0.80	126	\$6,111	\$0	\$9,472	\$7,600

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.55	1.00	1.00	0.80	56	\$2,716	\$0	\$4,210	\$3,378

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 Stamped Con	1.00	1.00	1.00	0.80	378	\$7,397	\$0	\$7,397	\$5,936

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.80	50	\$1,403	\$0	\$1,403	\$1,125

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	0.80	1,460	\$6,015	\$0	\$6,015	\$4,827

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	1.55	1.00	1.00	0.95	1	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
153	\$289,302	\$0	\$0	\$25,729	\$315,031	Residential	HS	\$202,632

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
227061		22706		\$597,844	1.90	\$298,273	1.53
				\$597,844			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$298,273	\$576,925	\$875,198	\$192,227	\$179,467	\$371,694	\$7,399.41
2024	\$310,203	\$597,844	\$908,047	\$197,993	\$184,851	\$382,844	\$7,661.39

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200911028	10/30/2009	\$385,000	33	Yes	Primary	22706	80908CC13000
					Additional	22711	80908CC13400
200612288	10/16/2006	\$525,000	30	Yes	Primary	22706	80908CC13000
					Additional	22711	80908CC13400
200502565	03/01/2005	\$357,500	30	Yes	Primary	22706	80908CC13000
					Additional	22711	80908CC13400

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200306913	05/14/2003	\$215,000	33	Yes	Primary	22706	80908CC13000
					Additional	22711	80908CC13400
