

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22714	101	1	B	0101	80908CC13800

Owner(s):	Thurman Robert Wiley Coll Andrew S Thurman Tracy Ellen	Situs Address:	886 Irving Ave 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	0.07	\$56,650	\$35,261	\$91,911

Land Components

Category	Description
Site Adjustments	Top-Med/Light
On-Site Utilities	Telephone
Site Adjustments	View Fair
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Sidewalk
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
On-Site Utilities	Gas
Neighborhood	Urban
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
148	1903	1979	08/23/2019	cmccleary	1.000000	75240	00000	00000	0.752400	1.600000	1.000000

Base Cost Value:	\$182,372
Inventory Adjustment Total:	\$9,474
Adjusted Base Cost:	\$306,953
DRC:	\$230,951
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	1	0	0	0
Heating & Cooling	Forced Air	0	1,470	2	3,602
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	896	0	0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	896	1	672
Windows	Wood	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	2	0	400	800
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Kitchen Sink	1	0	450	450

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
Attic	0	0	0	0	1	0	0	0	0	0	0	0	308	0	308	0.00	16,750.60	0.00	16,750.60
Basement	0	0	0	0	0	0	0	0	1	0	1	1,218	0	0	1,218	43,865.69	0.00	0.00	43,865.69

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
First Floor	1	1	1	0	0	1.0	0	0	0	0	0			896	896	0.00	0.00	75,333.20	75,333.20
Second Floor	0	0	0	0	4	1.0	0	0	0	0	0			840	840	0.00	0.00	46,422.40	46,422.40

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	Cov. Porch Gab.R.	1.60	1.00	1.00	0.75	378	\$18,333	\$0	\$29,333	\$22,070

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
148	\$230,951	\$0	\$0	\$22,070	\$253,021	Residential	HS	<u>\$91,911</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
227141		22714		\$480,167	1.90	<u>\$135,292</u>	<u>1.53</u>
				<u>\$480,167</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	\$135,291	\$466,182	\$601,473	\$77,619	\$155,633	\$233,252	\$4,643.41
2024	\$140,703	\$480,167	\$620,870	\$79,947	\$160,301	\$240,248	\$4,807.81