

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
22788	101	1	B	0101	80908CD04700
Owner(s):	Haefker Kris J Brunjongaksorn Supakjanat		Situs Address: 687 12th St Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.00	\$0	\$64,150	\$64,150
	Residential	HS	Acre	0.13	\$60,255	(\$7,833)	\$52,422

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
158	1895	1979	08/13/2019	mpincombe	1.000000	75240	00000	00000	0.752400	1.550000	1.000000

Base Cost Value:	\$481,909
Inventory Adjustment Total:	\$32,927
Adjusted Base Cost:	\$797,996
DRC:	\$600,412
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	5,031	2	11,823
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	2,391	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	2,363	0	354
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Drop Siding	0	0		0
Heating Accessory	2 Story Chimney	2	0	1,120	2,240
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Windows	Single	0	0		0
Windows	Wood	0	0		0
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Bath Tub - W/O Shower	1	0	900	900
Plumbing	Toilet	4	0	450	1,800
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,600	2,600

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	0	0	0	0	1	0	0		0	400	400	0.00	0.00	30,048.00	30,048.00
Basement	0	0	0	0	0	0	0	1	1	0	0	1,454	0	0	1,454	56,573.58	0.00	0.00	56,573.58
First Floor	1	1	1	1	0	1.0	0	0	2	0	1			2,363	2,363	0.00	0.00	197,379.10	197,379.10
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			2,268	2,268	0.00	0.00	130,259.64	130,259.64

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.752400	168.00	\$18,568	\$23,752	\$65,596	\$49,354

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Single	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Composition Arch	0	0	25.2	25.20
Interior - Floor	Wood Subfloor	0	0	0	0
Garage Component	Gar. 2nd Floor-Finished	0	168	141.23	23726.64
Foundation	Concrete	0	0	0	0

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	Wood Deck Treated	1.00	1.00	1.00	0.75	128	\$1,512	\$0	\$1,512	\$1,138

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 P APC Fnd	1.00	1.00	1.00	0.75	90	\$0	\$0	\$0	\$0

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 P APC Fnd	1.00	1.00	1.00	0.75	96	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
158	\$600,412	\$0	\$49,354	\$1,138	\$650,904	Residential	HS	\$64,150
						Residential	HS	\$52,422
							Total:	<u>\$116,572</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
227881		22788		\$1,235,245	1.90	<u>\$171,592</u>	<u>1.53</u>
				<u>\$1,235,245</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$171,592	\$1,199,267	\$1,370,859	\$46,660	\$345,426	\$392,086	\$7,805.38
2024	\$178,455	\$1,235,245	\$1,413,700	\$48,059	\$355,788	\$403,847	\$8,081.74

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201508498	10/12/2015	\$472,000	33	Yes	Primary	22788	80908CD04700
					Additional	58550	80908CD04601
201504317	06/12/2015	\$470,000	33	Yes	Primary	22788	80908CD04700
					Additional	58550	80908CD04601