

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>
22808	981	1	B	0101	80908CD06600

Owner(s): Spay & Neuter Humane Association of Clatsop County The	Situs Address: 818 12th St 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	0.25	\$66,427	\$29,764	\$96,191

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1924	1930	08/13/2019	mpincombe	1.000000	45240	00000	00000	0.452400	1.600000	1.000000

Base Cost Value:	\$158,768
Inventory Adjustment Total:	\$8,885
Adjusted Base Cost:	\$268,244
DRC:	\$121,354
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,497	2	3,593
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	1,056	0	0
Roofing Material	Shake Medium	0	1,056	1	792
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	B & B	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Dormers	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400

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
Basement	0	0	0	0	0	0	0	1	0	0	0	545	0	0	545	27,187.25	0.00	0.00	27,187.25
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,065	1,065	0.00	0.00	84,112.75	84,112.75
Second Floor	1	1	0	0	1	1.0	0	0	0	0	0			864	864	0.00	0.00	47,467.84	47,467.84

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	1.60	1.00	1.00	0.45	196	\$3,896	\$0	\$6,234	\$2,820

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
145	\$121,354	\$0	\$0	\$2,820	\$124,174	Residential	HS	<u>\$96,191</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
228081		22808		\$235,649	1.90	<u>\$141,593</u>	<u>1.53</u>
				<u>\$235,649</u>			