

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
23413	101	1	E	0101	80909AD02800
Owner(s): Goonies House LLC		Situs Address: 368 38th St Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.08	\$56,650	\$92,426	\$149,076

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Telephone
Site Adjustments	View-Good
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Electricity
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 %
147	1914	1988	09/12/2019	cmccleary	1.000000	80240	00000	00000	0.802400	1.600000	1.000000

Base Cost Value: \$188,278
 Inventory Adjustment Total: \$9,685
 Adjusted Base Cost: \$316,740
 DRC: \$254,153
 Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Drop Siding	0	0		0
Exterior Wall	Single	0	0		0
Heating & Cooling	Forced Air		1,994	2	3,888
Interior - Floor	Wood Subfloor	0	1,008	0	0
Miscellaneous	User Defined	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,067	0	267
Windows	Wood	0	0		0
Foundation	Concrete	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Plaster	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	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
Basement												1,020			1,020	38,318.92	0.00	0.00	38,318.92
First Floor	1	1	0	0	2	1.0	0	1	0	0	0			1,067	1,067	0.00	0.00	84,216.65	84,216.65
Second Floor	1	1	0	0	2	1.0	0	0	0	0	0			927	927	0.00	0.00	50,212.12	50,212.12

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	0.80	248	\$4,930	\$0	\$7,888	\$6,330

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 P MA1 Fnd	1.00	1.00	1.00	0.80	309	\$6,929	\$0	\$6,929	\$5,560

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	0.80	56	\$1,113	\$0	\$1,781	\$1,429

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	Fencing Picket	1.00	1.00	1.00	0.80	60	\$1,112	\$0	\$1,112	\$893

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
147	\$254,153	\$0	\$0	\$14,211	\$268,364	Residential	HS	\$149,076

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
234131		23413		\$466,947	1.74	\$226,022	1.58
				\$466,947			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$226,022	\$453,347	\$679,369	\$53,916	\$154,040	\$207,956	\$4,139.85
2024	\$235,062	\$466,947	\$702,009	\$55,533	\$158,661	\$214,194	\$4,286.43