

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>
23995	101	1	E	0101	80909DB03100

Owner(s): **Bothwell Rex D**
Bothwell Martha L

Situs Address: **3580 Grand Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.28	\$68,731	\$94,355	\$163,086

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average
Neighborhood	Urban
On-Site Utilities	Electricity
Site Adjustments	View-Good

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1974	1974	09/25/2019	mpincombe	1.000000	72270	00000	00000	0.722700	1.600000	1.000000

Base Cost Value:	\$186,752
Inventory Adjustment Total:	\$24,569
Adjusted Base Cost:	\$338,115
DRC:	\$244,356
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,347	2	3,990
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,878	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,878	0	470
Heating Accessory	1 Story Chimney	1	0	730	730
Heating Accessory	Backed Fireplace	1	0	6,270	6,270
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bar Sink	1	0	300	300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Sauna 4X4	1	0	3,800	3,800
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Laundry Tub	1	0	350	350

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	4	0	300	1,200
Plumbing	Bath Tub - Shower	2	0	950	1,900

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
Basement	0	0	0	1	2	1.0	1	0	1	0	0	0	939	939	0.00	0.00	60,404.27	60,404.27
First Floor	1	1	1	1	3	2.0	1	1	1	0	1	0	1,878	1,878	0.00	0.00	126,348.10	126,348.10

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.722700	516.00	\$24,499	\$0	\$39,199	\$28,329

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Tongue & Groove	0	0	0	0
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0
Roofing Material	Composition	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
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.72	1,476	\$6,081	\$0	\$6,081	\$4,395

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	Wood Deck Treated	1.00	1.00	1.00	0.72	232	\$2,741	\$0	\$2,741	\$1,981

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gazebos Open	1.00	1.00	1.00	0.66	64	\$3,070	\$0	\$3,070	\$2,013

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.72	132	\$1,559	\$0	\$1,559	\$1,127

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	0.72	198	\$3,936	\$0	\$6,298	\$4,552

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$244,356	\$0	\$28,329	\$14,067	\$286,752	Residential	HS	<u>\$163,086</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
239951		23995		\$498,943	1.74	<u>\$247,264</u>	<u>1.58</u>
				<u>\$498,943</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$247,263	\$488,033	\$735,296	\$71,314	\$348,576	\$419,890	\$8,358.88
2024	\$257,154	\$498,943	\$756,097	\$73,453	\$359,033	\$432,486	\$8,654.88