

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>
24027	101	1	E	0101	80909DB06400

Owner(s):	Nowlan Robert S	Situs Address:	866 37th St
	Stout Debora Anne		Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$64,890	\$34,900	\$99,790

Land Components

Category	Description
On-Site Utilities	Cable Tv
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Telephone
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Site Adjustments	View-Average
Off-Site Improvement	Public Access
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 %
135	1921	1979	09/30/2019	mpincombe	1.000000	75240	00000	00000	0.752400	1.800000	1.000000

Base Cost Value:	\$121,806
Inventory Adjustment Total:	\$7,326
Adjusted Base Cost:	\$232,438
DRC:	\$174,886
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,248	2	2,995
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	832	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	832	0	291
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	T1-11	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250

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
Basement	0	0	0	0	0	0	0	0	1	0	0	832	0	0	832	28,168.74	0.00	0.00	28,168.74

Residence Valuation

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
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			832	832	0.00	0.00	55,181.36	55,181.36
Half Story	0	0	0	0	2	0	0	0	0	0	0	0		832	832	0.00	0.00	32,346.79	32,346.79

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.80	1.00	1.00	0.75	84	\$1,316	\$0	\$2,369	\$1,783

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.75	94	\$2,130	\$0	\$2,130	\$1,603

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
135	\$174,886	\$0	\$0	\$3,385	\$178,271	Residential	HS	<u>\$99,790</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
240271		24027		\$310,189	1.74	<u>\$151,297</u>	<u>1.58</u>
				<u>\$310,189</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$151,297	\$301,154	\$452,451	\$38,840	\$116,996	\$155,836	\$3,102.27
2024	\$157,348	\$310,189	\$467,537	\$40,005	\$120,505	\$160,510	\$3,212.11