

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>
24312	101	1	F	0101	80910BA01000

Owner(s): Jones Tod	Situs Address: 4707 Ash St
Jones Betsy	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	\$34,000	\$60,650	\$94,650

Land Components

Category	Description
Site Adjustments	View-Average
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Site Adjustments	Med/Light Traffic
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Site Adjustments	Top-Med/Light

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
132	1950	1997	10/11/2019	lmoore	1.000000	84930	00000	00000	0.849300	2.290000	1.000000

Base Cost Value:	\$49,643
Inventory Adjustment Total:	\$4,128
Adjusted Base Cost:	\$123,135
DRC:	\$104,579
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Frame	0	578	-2	-954
Heating & Cooling	Baseboard & Wall or Cable	0	618	2	1,360
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	658	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	578	2	1,272
Windows	Vinyl	0	0		0
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Cabinetry	Metal	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400

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	0	80	80	0.00	0.00	9,181.20	9,181.20
First Floor	1	1	0	0	1	1.0	0	0	1	0	0	0	0	578	578	0.00	0.00	45,026.44	45,026.44

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	0.85	310	\$3,662	\$0	\$3,662	\$3,110

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.85	32	\$0	\$0	\$0	\$0

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.85	80	\$2,112	\$0	\$2,112	\$1,794

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
132	\$104,579	\$0	\$0	\$4,904	\$109,483	Residential	HS	<u>\$94,650</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
243121		24312		\$168,129	1.54	<u>\$146,291</u>	<u>1.61</u>
				<u>\$168,129</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$153,815	\$164,155	\$317,970	\$17,981	\$31,431	\$49,412	\$983.64
2024	\$152,142	\$168,129	\$320,271	\$18,520	\$32,373	\$50,893	\$1,018.46