

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
2444	101	4	14	1012	41018BB01400

Owner(s): **Holmes Julie**

Situs Address: **81060 Arcadia Rd
Arch Cape,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	0.16	\$411,935	(\$154,694)	\$257,241

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Telephone
Neighborhood	Suburban
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1962	1998	08/21/2014	sgibson	1.000000	85920	00000	00000	0.859200	1.000000	1.600000

Base Cost Value:	\$181,882
Inventory Adjustment Total:	\$13,270
Adjusted Base Cost:	\$312,242
DRC:	\$268,278
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,253	2	3,380
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Panel	0	0		0
Roofing Material	Built-Up	0	864	0	0
Windows	Vinyl	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Roof Type	Flat	0	0		0
Roof Type	Shed	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700

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	1	1	1.0	0	1	1	0	1		506	897	1,403	0.00	25,699.55	56,951.78	82,651.33
First Floor	1	1	1	0	1	1.0	0	1	1	1	0			1,356	1,356	0.00	0.00	99,230.20	99,230.20

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	1.60	1.00	0.86	467	\$7,939	\$0	\$12,702	\$10,914

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	1.60	1.00	0.86	342	\$5,814	\$0	\$9,302	\$7,993

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	1.60	1.00	0.86	157	\$2,669	\$0	\$4,270	\$3,669

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	1.60	1.00	0.86	72	\$1,224	\$0	\$1,958	\$1,683

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	1.60	1.00	0.86	137	\$2,329	\$0	\$3,726	\$3,202

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. 3/4	1.00	1.60	1.00	0.86	66	\$3,667	\$0	\$5,867	\$5,041

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Gar. Door Opener	1.00	1.60	1.00	0.86	1	\$400	\$0	\$640	\$550

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.60	1.00	0.86	64	\$870	\$0	\$1,393	\$1,197

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.60	1.00	0.86	74	\$1,006	\$0	\$1,610	\$1,384

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 Stairs/Landing	1.00	1.60	1.00	0.86	54	\$972	\$0	\$1,555	\$1,336

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
141	\$268,278	\$0	\$0	\$36,967	\$305,245	Residential	HS	<u>\$257,241</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524159		2444		\$697,016	2.28	<u>\$611,875</u>	<u>2.28</u>
				<u>\$697,016</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$611,875	\$730,368	\$1,342,243	\$135,264	\$156,166	\$291,430	\$3,597.51
2024	\$587,400	\$697,016	\$1,284,416	\$139,321	\$160,850	\$300,171	\$3,975.49