# **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    |
|------------|------------------|---------|---------|--------------|--------------|
| 24758      | 101              | 6       | C       | 0103         | 80914DD00300 |
|            |                  |         |         |              |              |
| Owner(s):  | Herold William M | Situs A | ddress: | 38506 Hwy 30 |              |
|            |                  |         |         | Astoria,     |              |

#### **Land Valuation**

| Site Fragment      | Land Use    | Land Class | Base Type        | Size in Acres | Base Value | Adjustments | Base Land RMV |
|--------------------|-------------|------------|------------------|---------------|------------|-------------|---------------|
|                    | Residential | HS         | Acre             | 0.66          | \$46,200   | \$24,900    | \$71,100      |
|                    |             | Land Con   | nponents         |               |            |             |               |
|                    | Category    |            |                  | Description   |            |             |               |
| On-Site Utilities  |             | Septic S   | System           |               |            |             |               |
| On-Site Utilities  |             | Cable T    | v                |               |            |             |               |
| Off-Site Improveme | ent         | Asphalt    | -Concrete Street |               |            |             |               |
| Rural              |             | Homesi     | te-Average       |               |            |             |               |
| On-Site Utilities  |             | Telepho    | one              |               |            |             |               |
| Off-Site Improveme | ent         | Public A   | Access           |               |            |             |               |
| On-Site Utilities  |             | Electric   | ity              |               |            |             |               |
| Neighborhood       |             | Rural      |                  |               |            |             |               |
| On-Site Utilities  |             | Public '   | Water            |               |            |             |               |

Page 1 of 6

| Improvement: 1 | Stat<br>Class | Year<br>Built | Effective<br>Year | Appraisal<br>Date | Appraiser<br>Id | Complete % |        | Func  | Econ    | Overall    | LCM %    | LMA %     |
|----------------|---------------|---------------|-------------------|-------------------|-----------------|------------|--------|-------|---------|------------|----------|-----------|
|                | 132           | 1939          | 1961              |                   | greese          | 1.000000   | 65240  | 00000 | 00000   | 0.652400   | 1.100000 | 1.000000  |
|                |               |               |                   |                   |                 |            |        | Е     | ase Co  | st Value:  |          | \$100,061 |
|                |               |               |                   |                   |                 |            | Invent | ory A | ljustme | ent Total: |          | \$13,889  |
|                |               |               |                   |                   |                 |            |        | Adju  | sted B  | ase Cost:  |          | \$125,344 |
|                |               |               |                   |                   |                 |            |        |       |         | DRC:       |          | \$81,775  |
|                |               |               |                   |                   |                 |            |        | Adi   | udicate | ed Value:  |          |           |

### **Improvement Components**

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Built-in Appliances  | Electric                  | 1        | 0     | 0         | 0         |
| Ext Wall Material    | Drop Siding               | 0        | 0     |           | 0         |
| Exterior Wall        | Double                    | 0        | 0     |           | 0         |
| Foundation           | Concrete                  | 0        | 0     |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling    | Heat Pump                 | 1        | 1,446 | 4,989     | 4,989     |
| Heating Accessory    | Wood Stove Hearth - Avg   | 2        | 0     | 2,600     | 5,200     |
| Interior - Accessory | Circulating Fan           | 2        | 0     | 0         | 0         |
| Interior - Cabinetry | Soft Wood                 | 0        | 0     |           | 0         |
| Interior - Ceiling   | Standard                  | 0        | 0     |           | 0         |
| Interior - Electric  | 220 Volt                  | 0        | 0     |           | 0         |
| Interior - Floor     | Wood Subfloor             | 0        | 1,788 | 0         | 0         |
| Roof Type            | Gable                     | 0        | 0     |           | 0         |
| Roofing Material     | Composition               | 0        | 1,104 | 0         | 0         |
| Interior - Wall      | Plaster                   | 0        | 0     |           | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0     |           | 0         |
| Windows              | Wood                      | 0        | 0     |           | 0         |
| Windows              | Storm                     | 0        | 0     |           | 0         |
| Plumbing             | Lavatory                  | 2        | 0     | 250       | 500       |
| Plumbing             | Toilet                    | 2        | 0     | 250       | 500       |
| Plumbing             | Kitchen Sink              | 1        | 0     | 400       | 400       |
| Plumbing             | Bath Tub - Shower         | 1        | 0     | 750       | 750       |
| Plumbing             | Shower Stall - Fiberglass | 1        | 0     | 1,200     | 1,200     |
| Plumbing             | Water Heater (Std)        | 1        | 0     | 350       | 350       |

Page 2 of 6

### **Room Grid**

|             |     |     |     |     |     | Full | Half |     |     |     |     | Area   |    |       | Base Cost |            |          |           |           |
|-------------|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|--------|----|-------|-----------|------------|----------|-----------|-----------|
| Floor Type  | Liv | Kit | Din | Fam | Bed | Bth  | Bth  | Uty | Oth | Grt | Gar | Unfin. | LC | Fin   | Total     | Unfinished | Low Cost | Finished  | Total     |
| Attic       | 0   | 0   | 0   | 0   | 2   | 1.0  | 0    | 0   | 1   | 0   | 0   |        | 0  | 684   | 684       | 0.00       | 0.00     | 28,986.36 | 28,986.36 |
| First Floor | 1   | 1   | 0   | 0   | 2   | 1.0  | 0    | 1   | 0   | 0   | 0   |        |    | 1,104 | 1,104     | 0.00       | 0.00     | 66,055.92 | 66,055.92 |

# Garage

| Class | Garage Type | Garage Finish | Complete % | Overall<br>% | Size   | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC      |
|-------|-------------|---------------|------------|--------------|--------|-----------|---------------------------|-----------------------|----------|
| 3     | Detached    | Unfinished    | 1.000000   | 0.552400     | 713.00 | \$24,280  | (\$558)                   | \$26,095              | \$14,415 |

### **Garage Components**

|       |             | Category          |            |            | Descript | ion       | Quantity                  | Aı       | rea Unit Cost         | Adj. Cost |
|-------|-------------|-------------------|------------|------------|----------|-----------|---------------------------|----------|-----------------------|-----------|
|       |             | Roofing Material  | C          | omposition |          |           | 0                         | 0        | 0                     | 0         |
|       |             | Exterior Wall     | D          | ouble      |          |           | 0                         | 0        | 0                     | 0         |
|       |             | Foundation        | C          | oncrete    |          |           |                           | 0        | 0                     | 0         |
|       |             | Interior - Floor  | G          | ravel/Dirt |          |           | 0                         | 0        | -558                  | -558.00   |
|       |             | Roof Type         | G          | able       |          |           | 0                         | 0        | 0                     | 0         |
|       |             | Ext Wall Material | T          | 1-11       |          |           | 0                         | 0        | 0                     | 0         |
| Class | Garage Type | Garage Finish     | Complete % | Overall %  | Size     | Base Cost | Inventory<br>Adjust Total | <u> </u> | Adjusted<br>Base Cost | DRC       |
| 3     | Attached    | Unfinished        | 1.000000   | 0.652400   | 758.00   | \$26,806  | \$700                     |          | \$30,257              | \$19,740  |

### **Garage Components**

| Category         | Description        | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------------|----------|------|-----------|-----------|
| Garage Component | Garage Door Opener | 2        | 0    | 350       | 700.00    |
| Roofing Material | Composition        | 0        | 758  | 0         | 0         |

|                    |                    |                   | 0        | ther     | Impi      | oven          | ents  |           |                           |                       |         |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|-------|-----------|---------------------------|-----------------------|---------|
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| All - R            | Other Improvements | Canopy Roof       | 1.00     | 1.00     | 1.00      | 0.65          | 168   | \$1,680   | \$0                       | \$1,680               | \$1,096 |
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp      | Over-<br>all% | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| All - R            | Other Improvements | Asphalt Drive     | 1.00     | 1.00     | 1.00      | 0.65          | 1,386 | \$4,158   | \$0                       | \$4,158               | \$2,713 |
| Class-<br>Other SC | Category           | Description       |          | <u>%</u> | Comp %    | all%          | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| 4 - A              | Outbuildings       | Multi-Purpose     | 1.00     | 1.00     | 1.00      | 0.55          | 240   | \$3,317   | \$0                       | \$3,317               | \$1,832 |
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp %    | Over-<br>all% | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| All - R            | Other Improvements | Garden Shed Conv. | 1.00     | 1.00     | 1.00      | 0.35          | 140   | \$2,170   | \$0                       | \$2,170               | \$765   |
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp %    | Over-<br>all% | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| All - R            | Other Improvements | Garden Shed Conv. | 1.00     | 1.00     | 1.00      | 0.60          | 48    | \$816     | \$0                       | \$816                 | \$489   |

|                    |                    |                   | О        | ther     | Impr      | ovem          | ents |           |                           |                       |         |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| All - R            | Other Improvements | Lean-To/Light     | 1.00     | 1.00     | 1.00      | 0.30          | 36   | \$94      | \$0                       | \$94                  | \$28    |
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp %    | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
| 3 - R              | Other Improvements | Enclosed Por. 3/4 | 1.10     | 1.00     | 1.00      | 0.65          | 45   | \$2,160   | \$0                       | \$2,376               | \$1,550 |
| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp %    | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|                    | Other Improvements | Patio             | 1.00     | 1.00     | 1.00      | 0.65          | 168  | \$504     | \$0                       | \$504                 | \$329   |

# **RMV Summary (Before Index)**

|                            |           | Improven |          | Land                  |           |                 |            |                     |
|----------------------------|-----------|----------|----------|-----------------------|-----------|-----------------|------------|---------------------|
| Residence<br>by Stat Class | Residence | Carport  | Garage   | Other<br>Improvements | Total     | Program<br>Type | Land Class | RMV<br>before index |
| 132                        | \$81,775  | \$0      | \$34,154 | \$8,802               | \$124,731 | Residential     | HS         | \$71,100            |

#### **Current RMV**

|         |         |            | Land    |             |                  |             |                  |
|---------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 247581  |         | 24758      |         | \$306,651   | 2.46             | \$143,901   | 2.21             |
|         |         |            |         | \$306,651   |                  |             |                  |
|         |         |            |         |             |                  |             |                  |

#### **Certified Tax Roll Value**

| Tax Year | Land RMV  | Impr RMV  | Total RMV | Land AV  | Impr AV   | Total AV  | Total Tax  |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023     | \$143,900 | \$326,235 | \$470,135 | \$50,192 | \$109,962 | \$160,154 | \$2,372.84 |
| 2024     | \$156,852 | \$306,651 | \$463,503 | \$51,697 | \$113,260 | \$164,957 | \$2,458.95 |

10/10/2024 Page 6 of 6