

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> |
| 24759 | 101 | 6 | C | 0103 | 80914DD00400 |

| | |
|--|---------------------------------------|
| Owner(s): Livingston Robert Francis | Situs Address: 37724 Parker Ln |
| Livingston Josephine Louise | Astoria, |

Land Valuation

| Site Fragment | Land Use | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
| | Residential | HS | Acre | 0.79 | \$48,800 | \$24,900 | \$73,700 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Neighborhood | Rural |
| On-Site Utilities | Public Water |
| On-Site Utilities | Cable Tv |
| Off-Site Improvement | Asphalt-Concrete Street |
| Off-Site Improvement | Public Access |
| On-Site Utilities | Telephone |
| On-Site Utilities | Septic System |
| Rural | Homesite-Average |
| On-Site Utilities | Electricity |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|-----------|-----------|-----------|
| 140 | 1957 | 1994 | 01/19/2021 | lmoore | 1.000000 | 83370 | 00000 | 00000 | 0.8333700 | 1.0000000 | 1.0000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$116,062 |
| Inventory Adjustment Total: | \$19,632 |
| Adjusted Base Cost: | \$135,694 |
| DRC: | \$113,128 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material | Block | 0 | 0 | | 0 |
| Exterior Wall | Single | 0 | 0 | | 0 |
| Foundation | Concrete | 0 | 0 | | 0 |
| Heat & Cool Fuel | Electricity | 0 | 0 | | 0 |
| Heating & Cooling | Heat Pump | 0 | 1,680 | 3 | 5,242 |
| Interior - Accessory | Circulating Fan | 1 | 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 | 1,680 | 0 | 0 |
| Roof Type | Hip | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 1,680 | 0 | 420 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Interior - Wall | Panel | 0 | 0 | | 0 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Windows | Double | 0 | 0 | | 0 |
| Built-in Appliances | Electric | 0 | 0 | | 0 |
| Built-in Appliances | Microwave Fan | 1 | 0 | 450 | 450 |
| Built-in Appliances | Dishwasher | 1 | 0 | 480 | 480 |
| Heating Accessory | 1 Sty. Brick Chimney/Ext. | 1 | 0 | 730 | 730 |
| Heating Accessory | Single Fireplace | 1 | 0 | 3,580 | 3,580 |
| Heating Accessory | Wood Stove Hearth - Avg | 1 | 0 | 2,880 | 2,880 |
| Plumbing | Lavatory | 2 | 0 | 350 | 700 |
| Plumbing | Toilet | 2 | 0 | 300 | 600 |
| Plumbing | Kitchen Sink | 1 | 0 | 450 | 450 |
| Plumbing | Shower Stall - Tile | 1 | 0 | 2,050 | 2,050 |
| Plumbing | Bath Tub - Shower - Tile | 1 | 0 | 1,300 | 1,300 |

Residence Valuation

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------|--------------------|----------|------|-----------|-----------|
| Plumbing | Laundry Tub | 1 | 0 | 350 | 350 |
| Plumbing | Water Heater (Std) | 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 |
| First Floor | 1 | 1 | 1 | 1 | 3 | 2.0 | 0 | 1 | 0 | 0 | 0 | | | 1,680 | 1,680 | 0.00 | 0.00 | 116,062.00 | 116,062.00 |

Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 4 | Attached | Unfinished | 1.000000 | 0.633700 | 506.00 | \$24,161 | \$400 | \$24,561 | \$15,564 |

Garage Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Roofing Material | Composition | 0 | 0 | 0 | 0 |
| Exterior Wall | Single | 0 | 0 | 0 | 0 |
| Ext Wall Material | Block | 0 | 0 | 0 | 0 |
| Interior - Floor | Concrete Slab | 0 | 0 | 0 | 0 |
| Foundation | Concrete | | 0 | 0 | 0 |
| Roof Type | Hip | 0 | 0 | 0 | 0 |
| Garage Component | Garage Door Opener | 1 | 0 | 400 | 400.00 |

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 | Fencing Cedar 6 ft | 1.00 | 1.00 | 1.00 | 0.83 | 56 | \$1,344 | \$0 | \$1,344 | \$1,120 |

Residence Valuation

Other Improvements

| 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 | 1.00 | 1.00 | 1.00 | 0.83 | 200 | \$7,408 | \$0 | \$7,408 | \$6,176 |

| 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 | 0.83 | 320 | \$4,800 | \$0 | \$4,800 | \$4,002 |

| 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 | 0.83 | 440 | \$1,320 | \$0 | \$1,320 | \$1,100 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------|-----------------|----------|----------|-----------|---------------|-------|-----------|---------------------------|-----------------------|----------|
| 6 - A | Outbuildings | General Purpose | 1.00 | 1.00 | 1.00 | 0.98 | 1,200 | \$23,492 | \$1,580 | \$25,072 | \$24,528 |

Other Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|------------|-----------------------------|----------|------|-----------|-----------|
| Electrical | Service 200 amp | 1 | 0 | 1300 | 1300.00 |
| Electrical | Wiring per outlet 110 volts | 4 | 0 | 70 | 280.00 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|----------|-----------------------|-----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 140 | \$113,128 | \$0 | \$15,564 | \$36,927 | \$165,619 | Residential | HS | <u>\$73,700</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 247591 | | 24759 | | \$407,174 | 2.46 | <u>\$149,163</u> | <u>2.21</u> |
| | | | | <u>\$407,174</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023 | \$149,163 | \$432,517 | \$581,680 | \$51,222 | \$155,401 | \$206,623 | \$3,061.34 |
| 2024 | \$162,587 | \$407,174 | \$569,761 | \$52,758 | \$160,063 | \$212,821 | \$3,172.45 |