

# 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>
24974	101	1	B	0101	80917AB02603

Owner(s):	Robitsch Alan D	Situs Address:	1570 Niagara Ave Astoria,
-----------	-----------------	----------------	------------------------------

## 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	Acre	0.52	\$87,170	\$38,400	\$125,570

### Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Good
Neighborhood	Urban
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

## Residence Valuation

### Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1983	2001	06/30/2020	cbrown	1.000000	87240	00000	00000	0.872400	1.600000	1.000000

Base Cost Value: \$135,734  
 Inventory Adjustment Total: \$12,449  
 Adjusted Base Cost: \$237,092  
 DRC: \$206,839  
 Adjudicated Value:

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	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	1,380	2	2,484
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,380	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,380	0	345
Roofing Material	Skylights	1	0	0	0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

## 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												810			810	35,256.50	0.00	0.00	35,256.50
First Floor	1	1	1	0	2	2.0	0	1	0	0	1			1,380	1,380	0.00	0.00	100,477.00	100,477.00

### Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Flat	1.000000	0.880500	928.00	\$25,252.48	\$0.00	\$40,403.97	\$35,575.70

### Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Asphalt	0	0	-232	-232.00
Roof Type	Gable	0	0	0	0
Foundation	Pier	0	0	0	0
Roofing Material	Composition Arch	0	0	232	232.00

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.772400	720.00	\$33,885	\$180	\$54,503	\$42,098

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition Arch	0	0	180	180.00
Ext Wall Material	Channel	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0

## 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	Canopy Roof	1.00	1.00	1.00	0.87	240	\$2,400	\$0	\$2,400	\$2,094

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.00	1.00	0.87	5,000	\$3,000	\$0	\$3,000	\$2,617

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.87	4,880	\$15,079	\$0	\$15,079	\$13,155

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	0.87	1,482	\$17,509	\$0	\$17,509	\$15,274

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	0.87	192	\$791	\$0	\$791	\$690

---

## Residence Valuation

---

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$206,839	\$35,576	\$42,098	\$33,831	\$318,344	Residential	HS	<u>\$125,570</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
249741		24974		\$604,132	1.90	<u>\$184,839</u>	<u>1.53</u>
				<u>\$604,132</u>			

---

### Certified Tax Roll Value

---

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$184,838	\$590,369	\$775,207	\$113,430	\$278,444	\$391,874	\$7,801.15
2024	\$192,232	\$604,132	\$796,364	\$116,832	\$286,797	\$403,629	\$8,077.35