

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>
25042	101	1	B	0101	80917BA03300

Owner(s): Johnson Dale R/Margaret

Situs Address: 1178 Lexington 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	0.33	\$72,573	\$64,150	\$136,723

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
Site Adjustments	View-Average
Rural	Homesite-Average
On-Site Utilities	Public Water
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 %
143	1948	1968	08/19/2019	lmoore	1.000000	68970	00000	00000	0.689700	1.600000	1.000000

Base Cost Value:	\$214,867
Inventory Adjustment Total:	\$8,772
Adjusted Base Cost:	\$357,822
DRC:	\$246,790
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,372	2	4,032
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,237	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,637	0	409
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Metal	1	0	750	750
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950

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
Attic					2									600	600	0.00	0.00	32,826.00	32,826.00
Basement	0	0	0	1	1	1.0	0	1	0	0	0	286	0	871	1,157	11,324.92	0.00	56,888.09	68,213.01
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,637	1,637	0.00	0.00	113,828.15	113,828.15

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.689700	292.00	\$16,921	\$73	\$27,191	\$18,754

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Roofing Material	Composition Arch	0	0	73	73.00

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	Wood Deck Treated	1.00	1.00	1.00	0.69	668	\$7,892	\$0	\$7,892	\$5,443

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	W Deck w/Light Cover	1.00	1.00	1.00	0.69	120	\$3,770	\$0	\$3,770	\$2,600

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.69	90	\$2,018	\$0	\$2,018	\$1,392

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
143	\$246,790	\$0	\$18,754	\$9,435	\$274,978	Residential	HS	<u>\$136,723</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
250421		25042		\$521,836	1.90	<u>\$201,256</u>	<u>1.53</u>
				<u>\$521,836</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$201,255	\$510,089	\$711,344	\$104,634	\$190,564	\$295,198	\$5,876.59
2024	\$209,306	\$521,836	\$731,142	\$107,773	\$196,280	\$304,053	\$6,084.66