

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>
25045	101	1	B	0101	80917BA03600
Owner(s):	Russell Sean R Russell Jennifer M	Situs Address:	1237 Kensington 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	0.11	\$64,890	\$46,125	\$111,015

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	No Street
On-Site Utilities	Electricity
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Public Water
On-Site Utilities	Gas
On-Site Utilities	Cable Tv
Off-Site Improvement	Sidewalk
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Average
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
158	1915	1979	08/07/2019	lmoore	1.000000	75240	00000	00000	0.752400	1.550000	1.000000

Base Cost Value:	\$296,406
Inventory Adjustment Total:	\$24,154
Adjusted Base Cost:	\$496,867
DRC:	\$373,843
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	3,360	3	8,736
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,880	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,050	0	158
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Wall	Wallpaper	0	0		0
Interior - Wall	Plaster	0	0		0
Windows	Single	0	0		0
Windows	Storm	0	0		0
Windows	Wood	0	0		0
Plumbing	Shower Stall - Fiberglass	2	0	1,600	3,200
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Toilet	4	0	450	1,800
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Water Heater (Std)	1	0	450	450

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	0	0	0	0	1	1.0	0	0	1	0	0			760	760	0.00	0.00	47,349.60	47,349.60
Basement	0	0	0	0	0	1.0	0	1	1	0	0	690	0	480	1,170	28,493.75	0.00	33,198.14	61,691.89
First Floor	1	1	1	0	0	0	1	0	1	0	0			1,070	1,070	0.00	0.00	118,894.00	118,894.00
Second Floor	0	0	0	0	3	2.0	0	0	2	0	0			1,050	1,050	0.00	0.00	68,470.50	68,470.50

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Same as House	1.000000	0.552400	294.00	\$10,907.92	\$44.10	\$16,975.63	\$9,377.34

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	44.1	44.10
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.75	210	\$6,004	\$0	\$6,004	\$4,518

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	Drive Exposed Agg	1.00	1.00	1.00	0.75	416	\$2,571	\$0	\$2,571	\$1,934

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
158	\$373,843	\$9,377	\$0	\$6,452	\$389,672	Residential	HS	\$111,015

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
250451		25045		\$739,495	1.90	\$163,414	1.53
				\$739,495			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$163,413	\$717,956	\$881,369	\$69,097	\$177,828	\$246,925	\$4,915.61
2024	\$169,950	\$739,495	\$909,445	\$71,169	\$183,162	\$254,331	\$5,089.65

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202112073	12/02/2021	\$695,000	30	Yes	Primary	25045	80917BA03600
					Additional	25049	80917BA04000
201208308	10/05/2012	\$339,000	33	Yes	Primary	25045	80917BA03600
					Additional	25049	80917BA04000
200410501	08/30/2004	\$332,000	33	Yes	Primary	25045	80917BA03600
					Additional	25049	80917BA04000
200104392	05/08/2001	\$153,000	30	Yes	Primary	25045	80917BA03600
					Additional	25049	