

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25119	101	1	B2	0101	80917BA10000

Owner(s): **Goodale Gertrude**
Goodale Gertrude Revocable Trust

Situs Address: **1441 Jerome Ave**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$64,890	\$64,150	\$129,040

Land Components

Category	Description
Neighborhood	Urban
On-Site Utilities	Public Water
Off-Site Improvement	Curb-Gutters
Site Adjustments	View-Average
Off-Site Improvement	Sidewalk
Rural	Homesite-Average
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
242	1953	1972	07/31/2019	lmoore	1.000000	7237	0000	0000	0.723700	1.550000	1.000000

Base Cost Value:	\$234,698
Inventory Adjustment Total:	\$18,260
Adjusted Base Cost:	\$392,086
DRC:	\$283,752
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	2	0	480	960
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	2	963	3,371	6,741
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,320	4,640
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	1,277	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,277	0	319
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Brick Veneer	0	0		0
Interior - Wall	Plaster	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Water Heater (Std)	2	0	400	800
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Kitchen Sink	2	0	450	900

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	0	0	0	0	0	0	0	0	0	0	0	1,295			1,295	54,554.00	0.00	0.00	54,554.00
First Floor	1	1	1	0	0	0	1	1	0	0	0			1,277	1,277	0.00	0.00	108,224.44	108,224.44
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			1,295	1,295	0.00	0.00	71,919.70	71,919.70

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.733700	440.00	\$21,928	\$800	\$35,229	\$25,847

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Flat	0	0	0	0
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00

Other Improvements Residence Valuation

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio/Light Covered	1.00	1.00	1.00	0.72	204	\$3,908	\$0	\$3,908	\$2,828
4 - R	Other Improvements	Enclosed Por. 3/4	1.55	1.00	1.00	0.72	70	\$2,087	\$0	\$3,235	\$2,342
4 - R	Other Improvements	Cov P APC Slab	1.00	1.00	1.00	0.72	36	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
242	\$283,752	\$0	\$25,847	\$5,170	\$314,769	Residential	HS	\$129,040

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
251191		25119		\$492,645	1.57	\$175,081	1.36
				\$492,645			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$136,782	\$351,809	\$488,591	\$84,068	\$213,578	\$297,646	\$5,777.42
2022	\$175,080	\$492,645	\$667,725	\$86,590	\$219,985	\$306,575	\$5,940.40