

# 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>
2517	101	4	H4	1016	41019BB00500

Owner(s): **Vollum Charles A**

Situs Address: **79874 Hwy 101  
Arch Cape,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.93	\$521,306	(\$26,065)	\$495,241
	Residential	HS	FF Ocean		\$0	\$42,460	\$42,460

### Land Components

Category	Description
Site Adjustments	Top-Med/Light
Site Adjustments	View-Good
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
On-Site Utilities	Telephone
Off-Site Improvement	Private Access
On-Site Improvement	Landscape-Average
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	Top-Rough
On-Site Utilities	Electricity
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 %
166	1982	1982	11/26/2013	cmccleary	1.000000	76680	00000	00000	0.766800	1.000000	2.250000

Base Cost Value:	\$335,928
Inventory Adjustment Total:	\$44,238
Adjusted Base Cost:	\$855,373
DRC:	\$655,900
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	2,770	2	4,848
Heating Accessory	Backed Fireplace	1	0	8,230	8,230
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	3,001	0	0
Roof Type	Complex	0	0		0
Windows	Metal	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Roofing Material	Wood Shingle	0	2,050	-1	-2,870
Roofing Material	Built-Up	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Recessed Lighting	0	0		0
Built-in Appliances	Oven/Double	1	0	2,050	2,050
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	890	890
Built-in Appliances	Disposal	1	0	210	210
Built-in Appliances	Cooktop	1	0	780	780
Plumbing	Toilet	3	0	800	2,400
Plumbing	Water Heater (Std)	2	0	500	1,000
Plumbing	Bath Tub - Shower	2	0	2,400	4,800
Plumbing	Laundry Tub	1	0	1,100	1,100

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	1,200	1,200
Plumbing	Shower Stall - Tile	2	0	3,600	7,200
Plumbing	Jet Tub	1	0	4,900	4,900
Plumbing	Lavatory	5	0	1,500	7,500

### 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	0	1	1.0	1	1	0	0	0			2,050	2,050	0.00	0.00	306,812.00	306,812.00
Second Floor	0	0	0	1	1	1.0	0	0	0	0	0			966	966	0.00	0.00	94,679.96	94,679.96

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Low Cost	1.000000	0.766800	469.00	\$42,827	(\$657)	\$94,884	\$72,757

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Hip	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Wood Subfloor		0	0	0
Roofing Material	Wood Shingle	0	0	-656.6	-656.60

### 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 Concrete	1.00	2.25	1.00	0.77	2,500	\$11,250	\$0	\$25,313	\$19,410

## 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	Garden Greenhouse	1.00	2.25	1.00	0.77	88	\$2,750	\$0	\$6,188	\$4,745

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	2.25	1.00	0.77	596	\$10,132	\$0	\$22,797	\$17,481

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Patio Flagstone/Conc.	1.00	2.25	1.00	0.77	110	\$2,475	\$0	\$5,569	\$4,270

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	2.25	1.00	0.77	134	\$2,278	\$0	\$5,126	\$3,930

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	2.25	1.00	0.77	70	\$2,793	\$0	\$6,284	\$4,819

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
166	\$655,900	\$0	\$72,757	\$54,654	\$783,311	Residential	HS	\$495,241
						Residential	HS	\$42,460
							Total:	<u>\$537,701</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
25171		2517		\$1,932,234	2.47	<b>\$1,340,400</b>	<b>2.39</b>
				<u>\$1,932,234</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,340,400	\$2,027,443	\$3,367,843	\$904,161	\$749,815	\$1,653,976	\$21,375.58
2024	\$1,286,784	\$1,932,234	\$3,219,018	\$931,285	\$772,309	\$1,703,594	\$23,512.99