

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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25436	101	1	D2	0101	80917BC09702
Owner(s): 710 Clatsop LLC		Situs Address: 710 Clatsop Ave Astoria,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.17	\$60,000	\$16,000	\$76,000

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Sewer
On-Site Utilities	Electricity
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Sidewalk

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
232	1978	1959	09/14/2017	llindberg	1.000000	639100	000000	000000	0.639100	1.670000	1.000000

Base Cost Value:	\$100,780
Inventory Adjustment Total:	\$15,396
Adjusted Base Cost:	\$194,013
DRC:	\$123,994
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Plywood	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	2	845	1,732	3,465
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,690	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,690	0	592
Heating Accessory	Pre-Fab Metal Box	2	0	2,520	5,040
Heating Accessory	1 Story Chimney	2	0	630	1,260
Windows	Metal	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	2	0	180	360
Built-in Appliances	Dishwasher	2	0	340	680
Plumbing	Water Heater (Std)	2	0	350	700
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	2	0	400	800
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Lavatory	2	0	250	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	2	2	0	0	4	2.0	0	2	0	0	0			1,690	1,690	0.00	0.00	100,779.60	100,779.60

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	Patio	1.00	1.00	1.00	0.64	200	\$800	\$0	\$800	\$511

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	0.64	920	\$2,760	\$0	\$2,760	\$1,764

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
232	\$123,994	\$0	\$0	\$2,275	\$126,269	Residential	HS	\$76,000

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
254361		25436		\$396,591	2.09	\$125,757	1.65
				\$396,591			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$125,756	\$360,537	\$486,293	\$39,102	\$136,699	\$175,801	\$3,518.11
2025	\$125,757	\$396,591	\$522,348	\$40,275	\$140,799	\$181,074	\$3,615.75