

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> |
| 25456 | 101 | 1 | D | 0101 | 80917BC11400 |

Owner(s): **Angulo Braedie**
Angulo Benjamin

Situs Address: **914 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 | 0.09 | \$60,000 | \$34,000 | \$94,000 |

Land Components

| Category | Description |
|----------------------|-------------------------|
| Site Adjustments | Top-Med/Light |
| On-Site Utilities | Telephone |
| On-Site Utilities | Public Sewer |
| Off-Site Improvement | Asphalt-Concrete Street |
| Off-Site Improvement | Public Access |
| On-Site Utilities | Electricity |
| Off-Site Improvement | Curb-Gutters |
| Site Adjustments | Med/Light Traffic |
| On-Site Utilities | Public Water |
| On-Site Utilities | Cable Tv |
| Neighborhood | Rural |

Residence Valuation

Improvement: 1

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys | Func | Econ | Overall | LCM % | LMA % |
|---------------|---------------|-------------------|-------------------|-----------------|---------------|-------|-------|-------|----------|----------|----------|
| 133 | 1948 | 1968 | 09/15/2017 | llindberg | 1.000000 | 68970 | 00000 | 00000 | 0.689700 | 1.670000 | 1.000000 |

| | |
|-----------------------------|-----------|
| Base Cost Value: | \$91,742 |
| Inventory Adjustment Total: | \$5,577 |
| Adjusted Base Cost: | \$162,522 |
| DRC: | \$112,091 |
| Adjudicated Value: | |

Improvement Components

| Category | Description | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|--------------------|----------|------|-----------|-----------|
| 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 | 822 | 4 | 3,041 |
| 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 | 972 | 0 | 0 |
| Roof Type | Gable | 0 | 0 | | 0 |
| Roofing Material | Composition Arch | 0 | 672 | 0 | 235 |
| Windows | Vinyl | 0 | 0 | | 0 |
| Interior - Wall | Wallpaper | 0 | 0 | | 0 |
| Interior - Wall | Dry Wall | 0 | 0 | | 0 |
| Interior - Wall | Panel | 0 | 0 | | 0 |
| Plumbing | Lavatory | 1 | 0 | 250 | 250 |
| Plumbing | Kitchen Sink | 1 | 0 | 400 | 400 |
| Plumbing | Toilet | 1 | 0 | 250 | 250 |
| Plumbing | Laundry Tub | 1 | 0 | 300 | 300 |
| Plumbing | Bath Tub - Shower | 1 | 0 | 750 | 750 |
| Plumbing | Water Heater (Std) | 1 | 0 | 350 | 350 |

Room Grid

| Floor Type | Liv | Kit | Din | Fam | Bed | Full Bth | Half Bth | Uty | Oth | Gr | Gar | Area | | | | Base Cost | | | |
|------------|-----|-----|-----|-----|-----|-------------|-------------|-----|-----|----|-----|--------|----|-----|-------|------------|----------|-----------|-----------|
| | | | | | | | | | | | | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished | Total |
| Attic | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 672 | 0 | 0 | 672 | 0.00 | 0.00 | 16,395.00 | 16,395.00 |
| Basement | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 672 | 0 | 0 | 672 | 26,562.20 | 0.00 | 0.00 | 26,562.20 |

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 |
| First Floor | 1 | 1 | 0 | 0 | 1 | 1.0 | 0 | 0 | 0 | 0 | 0 | | | 672 | 672 | 0.00 | 0.00 | 48,784.56 | 48,784.56 |

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 | 1.00 | 1.00 | 0.69 | 253 | \$1,012 | \$0 | \$1,012 | \$698 |

| Class- Other SC | Category | Description | LCM % | LMA % | Comp % | Over- all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC |
|--------------------|--------------------|----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-----|
| 3 - R | Other Improvements | Cov P APC Slab | 1.00 | 1.00 | 1.00 | 0.69 | 16 | \$0 | \$0 | \$0 | \$0 |

RMV Summary (Before Index)

| Residence by Stat Class | Improvement(s) | | | | | Program Type | Land | RMV before index |
|----------------------------|----------------|---------|--------|-----------------------|-----------|-----------------|------------|---------------------|
| | Residence | Carport | Garage | Other Improvements | Total | | Land Class | |
| 133 | \$112,091 | \$0 | \$0 | \$698 | \$112,789 | Residential | HS | <u>\$94,000</u> |

Current RMV

| Improvement | | | | | | Land | |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 254561 | | 25456 | | \$220,384 | 1.95 | <u>\$140,775</u> | <u>1.56</u> |
| | | | | <u>\$220,384</u> | | | |

Certified Tax Roll Value

| Tax Year | Land RMV | Impr RMV | Total RMV | Land AV | Impr AV | Total AV | Total Tax |
|----------|-----------|-----------|-----------|----------|----------|-----------|------------|
| 2023 | \$140,774 | \$215,423 | \$356,197 | \$37,964 | \$71,925 | \$109,889 | \$2,187.58 |
| 2024 | \$146,406 | \$220,384 | \$366,790 | \$39,102 | \$74,082 | \$113,184 | \$2,265.00 |