

# 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>
25560	101	1	D	0101	80917CB02200

Owner(s):	McIntosh Tyler Bake Hannah	Situs Address: 903 Clatsop Ave Astoria,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$60,000	\$34,000	\$94,000

### Land Components

Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Telephone
Neighborhood	Urban
On-Site Utilities	Cable Tv
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
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 %
141	1940	1979		gbonham	1.000000	75240	00000	00000	0.752400	1.470000	1.000000

Base Cost Value:	\$159,596
Inventory Adjustment Total:	\$12,434
Adjusted Base Cost:	\$252,884
DRC:	\$190,270
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Aluminum	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	1,885	2	3,864
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,157	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,157	0	289
Roofing Material	Skylights	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Toilet	3	0	300	900

## 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
Basement	0	0	0	0	0	0	0	0	1	0	0	728	0	0	728	32,759.60	0.00	0.00	32,759.60
First Floor	1	1	1	0	0	0	1	0	0	0	1			728	728	0.00	0.00	66,605.60	66,605.60
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			1,157	1,157	0.00	0.00	60,230.92	60,230.92

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	1.000000	429.00	\$23,036	\$107	\$34,021	\$34,021

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	107.25	107.25
Ext Wall Material	Vinyl	0	0	0	0
Exterior Wall	Double	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
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.75	494	\$1,976	\$0	\$1,976	\$1,487

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.00	1.00	0.75	395	\$1,580	\$0	\$1,580	\$1,189

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Shed R	1.47	1.00	1.00	0.75	140	\$6,328	\$0	\$9,302	\$6,999

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
141	\$190,270	\$0	\$34,021	\$9,674	\$233,965	Residential	HS	\$94,000	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
255601		25560		\$457,155	1.95	\$140,775	1.56
				\$457,155			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$140,774	\$446,109	\$586,883	\$36,333	\$211,876	\$248,209	\$4,941.17
2024	\$146,406	\$457,155	\$603,561	\$37,422	\$218,232	\$255,654	\$5,116.13