

# 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>
25605	101	1	D	0101	80917CB05600

Owner(s): **Michalsky Caleb N**

Situs Address: **530 Nehalem 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	\$60,000	\$34,000	\$94,000

### Land Components

Category	Description
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Gas
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
On-Site Utilities	Cable Tv
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Sidewalk
Neighborhood	Urban
On-Site Improvement	Landscape-Fair

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1954	1973		gbonham	1.000000	71880	00000	00000	0.718800	1.670000	1.000000

Base Cost Value:	\$65,576
Inventory Adjustment Total:	\$6,099
Adjusted Base Cost:	\$119,697
DRC:	\$86,038
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	1,092	3	2,927
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,092	0	382
Interior - Floor	Concrete Slab	0	216	0	0
Interior - Floor	Wood Subfloor	0	876	0	0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Gas	0	0		0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Lavatory	1	0	250	250

## 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	1	0	0	0			1,092	1,092	0.00	0.00	65,576.16	65,576.16

### 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	Fence Vinyl 2 Rail	1.00	1.00	1.00	0.72	120	\$3,720	\$0	\$3,720	\$2,674

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	0.72	564	\$2,256	\$0	\$2,256	\$1,622

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 MA1 Fnd	1.00	1.00	1.00	0.72	45	\$976	\$0	\$976	\$702

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fence Vinyl 2 Rail	1.00	1.00	1.00	0.72	134	\$4,154	\$0	\$4,154	\$2,986

**Residence Valuation**  
**RMV Summary (Before Index)**

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$86,038	\$0	\$0	\$7,983	\$94,021	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
256051		25605		\$183,713	1.95	<u>\$140,775</u>	<u>1.56</u>
				<u>\$183,713</u>			

**Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$140,774	\$179,578	\$320,352	\$37,964	\$51,201	\$89,165	\$1,775.03
2024	\$146,406	\$183,713	\$330,119	\$39,102	\$52,737	\$91,839	\$1,837.87