

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>
25701	101	1	D	0101	80917DC00500

Owner(s): **Martin Jeffery L**
Martin Laurie A

Situs Address:

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	VHS	Acre	0.81	\$99,685	(\$35,461)	\$64,224

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Urban
Off-Site Improvement	No Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
200	1948	1948		mpincombe	1.000000	5993	0000	0000	0.599300	1.000000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

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 Shed Conv.	1.00	1.00	1.00	0.60	9	\$245	\$0	\$245	\$140

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.70	256	\$5,939	\$0	\$5,939	\$4,153

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 Shed Conv.	1.00	1.00	1.00	0.70	112	\$2,867	\$0	\$2,867	\$2,005

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Lean-to-Class 4	1.00	1.00	1.00	0.70	160	\$1,940	\$0	\$1,940	\$1,357

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Metal C1 5	1.00	1.00	1.00	0.60	80	\$1,040	\$0	\$1,040	\$623

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
200	\$0	\$0	\$0	\$8,279	\$8,279	Residential	VHS	<u>\$64,224</u>

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537419		25701		\$15,100	1.82	<u>\$83,636</u>	<u>1.30</u>
				<u>\$15,100</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$70,282	\$11,262	\$81,544	\$19,960	\$4,254	\$24,214	\$470.00
2022	\$83,635	\$15,100	\$98,735	\$20,558	\$4,381	\$24,939	\$483.24

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201104717	06/20/2011	\$255,000	21	Yes	Primary	25701	80917DC00500
					Additional	25712	80917DC01500
					Additional	25713	80917DC01501
					Additional	25711	80917DC01400