

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25734	101	1	D	0101	80917DC03700

Owner(s): **Storlie Erin/Trevor**

Situs Address: **1615 SE 2nd St  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.16	\$60,000	\$19,500	\$79,500

### Land Components

Category	Description
Neighborhood	Urban
On-Site Utilities	Electricity
On-Site Utilities	Public Sewer
Site Adjustments	View Fair
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
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	1939	1961		gbonham	1.000000	66180	00000	00000	0.661800	1.670000	1.000000

Base Cost Value:	\$60,779
Inventory Adjustment Total:	\$9,103
Adjusted Base Cost:	\$116,703
DRC:	\$77,234
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	972	3	3,013
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
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	972	0	340
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Foundation	Masonry	0	0		0
Foundation	Concrete	0	0		0
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Heating Accessory	1 Story Chimney	1	0	630	630
Windows	Single	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Door	1	0	90	90
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350

## 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	1	0	2	1.0	0	1	0	0	0	972	972	0.00	0.00	60,778.56	60,778.56		

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.661800	288.00	\$13,120	\$0	\$21,910	\$14,500

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Roll	0	0		0
Exterior Wall	Double	0	0		0
Interior - Floor	Concrete Slab	0	0		0
Ext Wall Material	Vinyl	0	0		0

## 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	\$77,234	\$0	\$14,500	\$0	\$91,734	Residential	HS	<u>\$79,500</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
257341		25734		\$167,330	1.82	<b>\$103,530</b>	<b>1.30</b>
				<b>\$167,330</b>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$87,000	\$124,828	\$211,828	\$29,622	\$60,358	\$89,980	\$1,746.54
2022	\$103,530	\$167,330	\$270,860	\$30,510	\$62,168	\$92,678	\$1,795.82