

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25791	101	1	D	0101	80917DD03100
Owner(s):	Smith Brandin D Smith April N	Situs Address:	2041 SE Grant St Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.20	\$60,000	\$45,000	\$105,000

Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Sewer
Site Adjustments	Top-Rough

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	131	1948	1968	10/03/2017	cmccleary	1.000000	68490	00000	00000	0.684900	1.670000	1.000000
	Base Cost Value:											\$117,886
	Inventory Adjustment Total:											\$10,130
	Adjusted Base Cost:											\$213,787
	DRC:											\$146,423
	Adjudicated Value:											

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,200	2	2,940
Heating Accessory	Pellet Stove w/flue	1	0	3,950	3,950
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	1,200	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,200	0	420
Windows	Vinyl	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	1	0	250	250

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	1	2	0	1	800	0	400	1,200	26,634.51	0.00	21,357.93	47,992.44
First Floor	1	1	0	0	3	1.0	0	0	1	0	0			1,200	1,200	0.00	0.00	69,894.00	69,894.00

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	Wood Deck Treated	1.00	1.00	1.00	0.68	222	\$2,546	\$0	\$2,546	\$1,744

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	0.68	330	\$1,320	\$0	\$1,320	\$904

Residence Valuation

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	Wood Deck Stairs/Landing	1.00	1.00	1.00	0.68	24	\$432	\$0	\$432	\$296
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Stairs/Landing	1.00	1.00	1.00	0.68	25	\$450	\$0	\$450	\$308
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Decorative	1.00	1.00	1.00	0.68	30	\$468	\$0	\$468	\$321

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
131	\$146,423	\$0	\$0	\$3,573	\$149,996	Residential	HS	\$105,000

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
257911		25791		\$272,568	1.82	\$163,538	1.56
				\$272,568			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$163,538	\$295,138	\$458,676	\$32,367	\$119,524	\$151,891	\$3,039.62
2025	\$163,538	\$272,568	\$436,106	\$33,338	\$123,109	\$156,447	\$3,123.99