

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25838	101	1	B	0101	80918AA02200

Owner(s): **Lund David L/Kimberly D**

Situs Address: **943 6th St
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$64,890	\$94,854	\$159,744

Land Components

Category	Description
Rural	Homesite-Average
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Telephone
Off-Site Improvement	Gravel-Dirt Street
Site Adjustments	View-Good
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1920	1979	09/10/2019	lmoore	1.000000	75240	00000	00000	0.752400	1.600000	1.000000

Base Cost Value:	\$152,958
Inventory Adjustment Total:	\$10,736
Adjusted Base Cost:	\$261,909
DRC:	\$197,061
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	1,304	3	3,456
Heating Accessory	Single Fireplace	1	0	3,580	3,580
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	1,607	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,001	0	250
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Single	0	0		0
Windows	Double	0	0		0
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Laundry Tub	1	0	350	350

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
Attic	0	0	0	0	3	0	1	0	0	0	0	0	0	606	606	0.00	0.00	33,076.38	33,076.38
Basement	0	0	0	0	0	0	0	1	0	0	0	936	0	0	936	39,093.20	0.00	0.00	39,093.20
First Floor	1	1	0	1	1	1.0	0	0	0	0	0			1,001	1,001	0.00	0.00	80,787.95	80,787.95

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.652400	342.00	\$14,538	(\$1,384)	\$23,677	\$15,447

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Roof Type	Complex	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-684	-684.00
Ext Wall Material	Wood/Shake	0	0	0	0
Foundation	Concrete		0	0	0
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00

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	Garden Shed Conv.	1.00	1.00	1.00	0.75	192	\$4,752	\$0	\$4,752	\$3,575

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	Patio	1.00	1.00	1.00	0.75	150	\$618	\$0	\$618	\$465

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 Ornamental 4'	1.00	1.00	1.00	0.75	100	\$5,665	\$0	\$5,665	\$4,262

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	1.60	1.00	1.00	0.75	25	\$746	\$0	\$1,193	\$897

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	1.60	1.00	1.00	0.75		\$0	\$0	\$0	\$0

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 Composite	1.00	1.00	1.00	0.75	40	\$729	\$0	\$729	\$549

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$197,061	\$0	\$15,447	\$9,749	\$222,256	Residential	HS	<u>\$159,744</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
258381		25838		\$421,784	1.90	<u>\$235,143</u>	<u>1.53</u>
				<u>\$421,784</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$235,142	\$409,499	\$644,641	\$106,736	\$150,159	\$256,895	\$5,114.10
2024	\$244,548	\$421,784	\$666,332	\$109,938	\$154,663	\$264,601	\$5,295.17