

# 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>
25849	101	1	B	0101	80918AA03300

Owner(s):	Nemlowill Christopher L Nemlowill Zetty A	Situs Address:	478 Kensington Ave Astoria,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.26	\$67,195	\$71,650	\$138,845

### Land Components

Category	Description
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Good
Off-Site Improvement	Sidewalk
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
Neighborhood	Urban
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water
Site Adjustments	View-Average
On-Site Utilities	Telephone
Off-Site Improvement	Curb-Gutters

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
158	1938	1979	02/09/2011	charper	1.000000	75240	00000	00000	0.752400	1.550000	1.000000

Base Cost Value:	\$375,992
Inventory Adjustment Total:	\$33,805
Adjusted Base Cost:	\$635,185
DRC:	\$477,914
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,648	2	4,687
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	1,552	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,587	0	238
Windows	Vinyl	0	0		0
Windows	Storm	0	0		0
Heating Accessory	Stacked Fireplace	1	0	7,900	7,900
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Heating Accessory	2 Story Chimney	1	0	1,120	1,120
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Trash Compactor	1	0	610	610
Plumbing	Water Heater (Std)	2	0	450	900
Plumbing	Toilet	4	0	450	1,800
Plumbing	Sauna 6X8	1	0	5,900	5,900
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	4	0	500	2,000

## Residence Valuation

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600

### 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												940			940	28,864.80	0.00	0.00	28,864.80
Basement	0	0	0	0	1	1.0	0	1	0	0	0	1,442	894	0	2,336	55,175.81	46,673.24	0.00	101,849.05
First Floor	1	1	1	1	0	1.0	0	0	0	0	0			1,587	1,587	0.00	0.00	150,275.90	150,275.90
Second Floor	0	0	0	0	4	2.0	0	0	0	0	0			1,573	1,573	0.00	0.00	95,002.29	95,002.29

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.452400	414.00	\$25,798	(\$41)	\$39,923	\$18,061

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Roofing Material	Composition	0	0	-41.4	-41.40
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Enclosed Por. 3/4	1.55	1.00	1.00	0.75	81	\$2,978	\$0	\$4,616	\$3,473

## 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	Drive Concrete	1.00	1.00	1.00	0.75	1,350	\$5,562	\$0	\$5,562	\$4,185

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	88	\$2,323	\$0	\$2,323	\$1,748

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	632	\$11,522	\$0	\$11,522	\$8,669

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	481	\$1,982	\$0	\$1,982	\$1,491

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.75	424	\$12,123	\$0	\$12,123	\$9,122

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.75	80	\$1,458	\$0	\$1,458	\$1,097

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
158	\$477,914	\$0	\$18,061	\$29,785	\$525,760	Residential	HS	<u>\$138,845</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
258491		25849		\$997,754	1.90	<u>\$204,379</u>	<u>1.53</u>
				<u>\$997,754</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$204,379	\$968,693	\$1,173,072	\$123,094	\$390,211	\$513,305	\$10,218.52
2024	\$212,554	\$997,754	\$1,210,308	\$126,786	\$401,917	\$528,703	\$10,580.34