

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
25886	101	1	B	0101	80918AA07000
Owner(s):	Oates-Larsen John A Oates-Larsen Wendy M	Situs Address:	559 Kensington Ave Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$64,890	\$60,650	\$125,540

Land Components

Category	Description
On-Site Improvement	Landscape-Average
Off-Site Improvement	Public Access
Neighborhood	Urban
Rural	Homesite-Average
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Sidewalk
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
145	1920	1962	08/28/2019	cmccleary	1.000000	6524	0000	0000	0.652400	1.600000	1.000000

Base Cost Value:	\$168,550
Inventory Adjustment Total:	\$10,790
Adjusted Base Cost:	\$286,945
DRC:	\$187,203
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
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,546	2	3,633
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	1,639	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	989	0	247
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Plaster	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Gas	0	0		0
Windows	Storm	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Tile	1	0	2,050	2,050

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	1	0	0	1	1	1	0	0	588	0	464	1,052	21,919.49	0.00	28,320.23	50,239.72
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			989	989	0.00	0.00	80,164.55	80,164.55
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			650	650	0.00	0.00	38,146.00	38,146.00

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	170.00	\$10,021	(\$641)	\$16,885	\$11,016

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00
Roof Type	Gable	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0

Residence Valuation

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	170.00	\$10,021	(\$641)	\$16,885	\$11,016

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Single	0	0	0	0
Roofing Material	Composition Arch	0	0	59.5	59.50

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	0.65	414	\$1,706	\$0	\$1,706	\$1,113

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.65	21	\$471	\$0	\$471	\$307

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov P MA1 Fnd	1.00	1.00	1.00	0.65	182	\$4,081	\$0	\$4,081	\$2,662

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	0.65	49	\$579	\$0	\$579	\$378

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 Picket	1.00	1.00	1.00	0.65	58	\$1,075	\$0	\$1,075	\$702

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
145	\$187,203	\$0	\$11,016	\$5,162	\$203,381	Residential	HS	\$125,540

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
258861		25886		\$358,945	1.76	\$192,186	1.53
				\$358,945			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$192,185	\$385,962	\$578,147	\$64,253	\$169,825	\$234,078	\$4,684.36
2025	\$192,186	\$358,945	\$551,131	\$66,180	\$174,919	\$241,099	\$4,814.36