

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
26057	101	1	A	0101	80918AC02005
Owner(s):	DeMander David DeMander Amy	Situs Address:	251 W Niagara Ave Astoria,		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.26	\$65,238	\$51,519	\$116,757

Land Components

Category	Description
Site Adjustments	View Fair
On-Site Utilities	Public Water
On-Site Utilities	Underground Utilities
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
Neighborhood	Urban
On-Site Improvement	Landscape-Good

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1977	1995	10/03/2018	cmccleary	1.000000	83360	00000	00000	0.833600	1.550000	1.000000

Base Cost Value:	\$192,777
Inventory Adjustment Total:	\$21,943
Adjusted Base Cost:	\$332,817
DRC:	\$277,436
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,990	3	5,373
Interior - Accessory	Circulating Fan	1	0	0	0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,200	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Roll	0	2,200	0	0
Heating Accessory	Wood Stove Hearth - Avg	2	0	2,880	5,760
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Beams	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300

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	0	0	1	0	525	0	525	0.00	33,800.25	0.00	33,800.25
First Floor	1	1	0	1	3	2.0	0	0	0	0	0			2,200	2,200	0.00	0.00	143,076.00	143,076.00

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	Asphalt Drive	1.00	1.00	1.00	0.83	900	\$2,700	\$0	\$2,700	\$2,251

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	0.83	700	\$2,800	\$0	\$2,800	\$2,334

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	0.83	120	\$480	\$0	\$480	\$400

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 Pref.	1.00	1.00	1.00	0.83	80	\$466	\$0	\$466	\$388

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	0.83	225	\$4,898	\$0	\$4,898	\$4,083

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.55	1.00	1.00	0.83	1	\$400	\$0	\$620	\$517

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 Metal Cl 5	1.00	1.00	1.00	0.83	65	\$845	\$0	\$845	\$704

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
141	\$277,436	\$0	\$0	\$10,677	\$288,113	Residential	HS	\$116,757

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
260571		26057		\$444,237	1.54	\$210,275	1.80
				\$444,237			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$210,275	\$480,826	\$691,101	\$60,734	\$260,710	\$321,444	\$6,432.70
2025	\$210,275	\$444,237	\$654,512	\$62,556	\$268,531	\$331,087	\$6,611.26