

# 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>
26075	101	1	D	0101	80918AD00800

Owner(s): **Dyrset Tara M**

Situs Address: **1477 3rd St  
Astoria,**

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	0.11	\$60,000	\$34,000	\$94,000

### Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
Off-Site Improvement	Sidewalk
On-Site Utilities	Electricity
Neighborhood	Suburban
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
131	1925	1961	10/04/2017	cmccleary	1.000000	65240	00000	00000	0.652400	1.670000	1.000000

Base Cost Value:	\$86,032
Inventory Adjustment Total:	\$9,125
Adjusted Base Cost:	\$158,911
DRC:	\$103,674
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,042	2	1,980
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,042	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,042	0	365
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wallpaper	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Windows	Wood	0	0		0
Windows	Double	0	0		0
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500

# Residence Valuation

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	750	750

## 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	0	587	0	0	587	22,454.85	0.00	0.00	22,454.85
First Floor	1	1	0	0	2	2.0	0	0	1	0	0			1,042	1,042	0.00	0.00	63,577.16	63,577.16

## Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Same as House	1.000000	0.652400	299.00	\$7,190.62	\$0.00	\$12,008.34	\$7,834.24

## Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Post/Pole	0	0	0	0
Interior - Floor	Concrete Slab	0	299	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	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
All - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	144	\$1,652	\$0	\$1,652	\$1,078

## Residence Valuation

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### 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 Agg, Conc,	1.00	1.00	1.00	0.65	96	\$576	\$0	\$576	\$376

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	0.65	590	\$1,770	\$0	\$1,770	\$1,155

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	160	\$640	\$0	\$640	\$418

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
131	\$103,674	\$7,834	\$0	\$3,026	\$114,534	Residential	HS	<u>\$94,000</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
260751		26075		\$223,793	1.95	<u>\$140,775</u>	<u>1.56</u>
				<u>\$223,793</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$140,774	\$217,274	\$358,048	\$37,964	\$95,649	\$133,613	\$2,659.87
2024	\$146,406	\$223,793	\$370,199	\$39,102	\$98,518	\$137,620	\$2,754.05