

# 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> |
| 2613              | 101                   | 4         | H4        | 1007            | 41019CB01800     |

|           |   |   |
|-----------|---|---|
| Owner(s): | Andert Sara E<br>Andert Dale D<br>Parsons Janet M | Situs Address: 80274 Pacific Rd<br>Arch Cape, |
|-----------|---|---|

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | FF Ocean  | 0.17          | \$510,000  | \$42,460    | \$552,460     |

### Land Components

| Category             | Description             |
|----------------------|-------------------------|
| Neighborhood         | Suburban                |
| Off-Site Improvement | Public Access           |
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Utilities    | Electricity             |
| On-Site Utilities    | Telephone               |
| On-Site Utilities    | Public Water            |
| On-Site Utilities    | Public Sewer            |
| On-Site Improvement  | Landscape-Fair          |
| Site Adjustments     | View-Good               |
| Water Front          | Oceanfront              |

## Residence Valuation

**Improvement: 1**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 130        | 1948       | 1968           | 01/06/2014     | mpincombe    | 1.000000   | 68970 | 00000 | 00000 | 0.689700 | 1.100000 | 1.700000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$85,486  |
| Inventory Adjustment Total: | \$8,672   |
| Adjusted Base Cost:         | \$176,076 |
| DRC:                        | \$121,439 |
| Adjudicated Value:          |           |

### Improvement Components

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material    | Channel                   | 0        | 0     |           | 0         |
| Exterior Wall        | Double                    | 0        | 0     |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 0        | 1,590 | 2         | 2,624     |
| Heating Accessory    | Wood Stove Hearth - Avg   | 1        | 0     | 2,600     | 2,600     |
| Interior - Cabinetry | Soft Wood                 | 0        | 0     |           | 0         |
| Interior - Ceiling   | Beams                     | 0        | 0     |           | 0         |
| Interior - Floor     | Wood Subfloor             | 0        | 1,590 | 0         | 0         |
| Roof Type            | Flat                      | 0        | 0     |           | 0         |
| Roofing Material     | Built-Up                  | 0        | 0     |           | 0         |
| Foundation           | Frame                     | 0        | 801   | -2        | -1,322    |
| Foundation           | Concrete                  | 0        | 0     |           | 0         |
| Windows              | Double                    | 0        | 0     |           | 0         |
| Windows              | Vinyl                     | 0        | 0     |           | 0         |
| Built-in Appliances  | Electric                  | 0        | 0     |           | 0         |
| Built-in Appliances  | Dishwasher                | 1        | 0     | 340       | 340       |
| Built-in Appliances  | Disposal                  | 1        | 0     | 130       | 130       |
| Plumbing             | Water Heater (Std)        | 1        | 0     | 350       | 350       |
| Plumbing             | Bath Tub - W/O Shower     | 1        | 0     | 500       | 500       |
| Plumbing             | Shower Stall - Tile       | 1        | 0     | 2,050     | 2,050     |
| Plumbing             | Lavatory                  | 2        | 0     | 250       | 500       |
| Plumbing             | Toilet                    | 2        | 0     | 250       | 500       |
| Plumbing             | Kitchen Sink              | 1        | 0     | 400       | 400       |

## 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     |
| First Floor | 1   | 1   | 1   | 0   | 3   | 2.0      | 0        | 1   | 0   | 0   | 0   |        |    | 1,590 | 1,590 | 0.00       | 0.00     | 85,486.20 | 85,486.20 |

### Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 3     | Attached    | Unfinished    | 1.000000   | 0.689700  | 600.00 | \$21,313  | \$350                  | \$40,510           | \$27,940 |

### Garage Components

| Category          | Description        | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|--------------------|----------|------|-----------|-----------|
| Foundation        | Concrete           | 0        | 0    | 0         | 0         |
| Interior - Floor  | Concrete Slab      | 0        | 600  | 0         | 0         |
| Roof Type         | Flat               | 0        | 0    | 0         | 0         |
| Roofing Material  | Built-Up           | 0        | 600  | 0         | 0         |
| Exterior Wall     | Double             | 0        | 0    | 0         | 0         |
| Ext Wall Material | Channel            | 0        | 0    | 0         | 0         |
| Garage Component  | Garage Door Opener | 1        | 0    | 350       | 350.00    |

### 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  | 1.70  | 1.00   | 0.69       | 64   | \$1,904   | \$0                    | \$3,237            | \$2,232 |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description    | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size  | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|----------------|----------|----------|-----------|---------------|-------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Drive Concrete | 1.00     | 1.70     | 1.00      | 0.69          | 1,124 | \$5,058   | \$0                       | \$8,599               | \$5,930 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC      |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
| All - R            | Other Improvements | Wood Deck Treated | 1.00     | 1.70     | 1.00      | 0.69          | 608  | \$10,336  | \$0                       | \$17,571              | \$12,119 |

| Class-<br>Other SC | Category           | Description | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Patio       | 1.00     | 1.70     | 1.00      | 0.69          | 275  | \$1,238   | \$0                       | \$2,104               | \$1,451 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 3 - R              | Other Improvements | Cov. Porch Shed R | 1.10     | 1.70     | 1.00      | 0.69          | 38   | \$1,718   | \$0                       | \$3,212               | \$2,215 |

| Class-<br>Other SC | Category           | Description          | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC   |
|--------------------|--------------------|----------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R            | Other Improvements | Fence Split Two Rail | 1.00     | 1.70     | 1.00      | 0.69          | 57   | \$684     | \$0                       | \$1,163               | \$802 |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description        | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|--------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Fencing Cedar 6 ft | 1.00     | 1.70     | 1.00      | 0.69          | 44   | \$1,056   | \$0                       | \$1,795               | \$1,238 |

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |          |                       |               | Total       | Program<br>Type | Land             | RMV<br>before index |
|----------------------------|----------------|---------|----------|-----------------------|---------------|-------------|-----------------|------------------|---------------------|
|                            | Residence      | Carport | Garage   | Other<br>Improvements | Land<br>Class |             |                 |                  |                     |
| 130                        | \$121,439      | \$0     | \$27,940 | \$25,988              | \$175,367     | Residential | HS              | <u>\$552,460</u> |                     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land               |                  |
|-------------|---------|------------|---------|------------------|------------------|--------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV        | Cumulative Index |
| 523907      |         | 2613       |         | \$432,586        | 2.47             | <u>\$1,377,193</u> | <u>2.39</u>      |
|             |         |            |         | <u>\$432,586</u> |                  |                    |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV    | Impr RMV  | Total RMV   | Land AV   | Impr AV   | Total AV  | Total Tax  |
|----------|-------------|-----------|-------------|-----------|-----------|-----------|------------|
| 2023     | \$1,377,192 | \$453,681 | \$1,830,873 | \$535,675 | \$167,033 | \$702,708 | \$9,053.49 |
| 2024     | \$1,322,105 | \$432,586 | \$1,754,691 | \$551,745 | \$172,043 | \$723,788 | \$9,961.59 |