

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>
26157	101	1	D	0101	80918AD07900

Owner(s):	Situs Address:	
Taylor Douglas L	578 Clatsop Ave	
Taylor Susan N	Astoria,	
Taylor Revocable Living Trust		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.19	\$60,000	\$34,000	\$94,000

Land Components

Category	Description
On-Site Utilities	Public Water
Off-Site Improvement	Sidewalk
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
Neighborhood	Urban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1918	1979	10/04/2017	llindberg	1.000000	75240	00000	00000	0.752400	1.470000	1.000000

Base Cost Value:	\$170,979
Inventory Adjustment Total:	\$8,031
Adjusted Base Cost:	\$263,145
DRC:	\$197,990
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	280	280
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
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	1,121	0	0
Interior - Wall	Plaster	0	0		0
Miscellaneous	User Defined	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,114	0	279
Heat & Cool Fuel	Electricity	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,429	3	3,573
Heating & Cooling	Baseboard & Wall or Cable	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	1	0	300	300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	1	0	350	350

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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	630	630	0.00	0.00	34,077.90	34,077.90
Basement												839			839	36,139.55	0.00	0.00	36,139.55
First Floor	1	1	1	0	3	1.0	0	0	0	0	0			1,114	1,114	0.00	0.00	86,658.30	86,658.30

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.552400	286.00	\$13,067	\$350	\$22,407	\$12,378

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Roof Type	Flat	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Single	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	Drive Concrete	1.00	1.00	1.00	0.75	168	\$672	\$0	\$672	\$506

Residence Valuation

Other Improvements

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 APC Fnd	1.00	1.00	1.00	0.75	58	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
143	\$197,990	\$0	\$12,378	\$506	\$210,873	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
261571		26157		\$412,035	1.95	<u>\$140,775</u>	<u>1.56</u>
				<u>\$412,035</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$140,774	\$400,034	\$540,808	\$37,964	\$125,965	\$163,929	\$3,263.41
2024	\$146,406	\$412,035	\$558,441	\$39,102	\$129,743	\$168,845	\$3,378.89