

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>
26178	101	1	D	0101	80918AD09900

Owner(s): **Sanford Tiffany R**

Situs Address: **1595 5th 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
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Sidewalk
Neighborhood	Urban
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1924	1961	10/09/2017	llindberg	1.000000	65240	00000	00000	0.652400	1.670000	1.000000

Base Cost Value:	\$122,546
Inventory Adjustment Total:	\$5,348
Adjusted Base Cost:	\$213,584
DRC:	\$139,342
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,226	2	2,942
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	830	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,016	0	356
Windows	Single	0	0		0
Windows	Wood	0	0		0
Plumbing	Toilet	1	0	250	250
Plumbing	Laundry Tub	1	0	300	300
Plumbing	Lavatory	1	0	250	250
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - W/O Shower	1	0	500	500

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	1	0	0	0	0	0	420	420	0.00	0.00	20,329.80	20,329.80
Basement	0	0	0	0	1	0	0	1	0	0	1	687	0	143	830	25,303.81	0.00	8,229.22	33,533.03	
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			1,016	1,016	0.00	0.00	62,537.68	62,537.68	

**Garage
residual valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Finished	1.000000	0.925500	308.00	\$18,525	\$909	\$28,568	\$26,439

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Heating & Cooling	Baseboard & Wall or Cable	0	308	2.7	831.60
Roofing Material	Composition Arch	0	308	0.25	77.00
Roof Type	Gable	0	0	0	0
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	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	Drive Concrete	1.00	1.00	1.00	0.65	48	\$192	\$0	\$192	\$125

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. Porch Shed R	1.67	1.00	1.00	0.65	96	\$4,339	\$0	\$7,246	\$4,728

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To	1.00	1.00	1.00	0.65	70	\$182	\$0	\$182	\$119

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
133	\$139,342	\$0	\$26,439	\$4,972	\$170,753	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
261781		26178		\$333,643	1.95	<u>\$140,775</u>	<u>1.56</u>
				<u>\$333,643</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$140,774	\$324,223	\$464,997	\$37,964	\$116,034	\$153,998	\$3,065.69
2024	\$146,406	\$333,643	\$480,049	\$39,102	\$119,515	\$158,617	\$3,174.23