

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>
26281	101	1	A	0101	80918BA05401

Owner(s): **EP Kensington LLC**

Situs Address: **195 W Kensington Ave
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.34	\$46,139	\$0	\$46,139
	Residential	HS	Acre	0.00	\$0	\$91,000	\$91,000

Land Components

Category	Description
On-Site Utilities	Septic System
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Neighborhood	Urban
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Average
Site Adjustments	View-Good
On-Site Utilities	Telephone
Site Adjustments	Top-Med/Light
On-Site Utilities	Gas
On-Site Utilities	Underground Utilities
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
177	1998	2016	01/02/2019	ddewinter	1.000000	95760	00000	00000	0.957600	1.110000	1.000000

Base Cost Value:	\$1,831,294
Inventory Adjustment Total:	\$257,468
Adjusted Base Cost:	\$2,318,526
DRC:	\$2,220,220
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Stucco	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	8,095	2	12,547
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	3,731	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Tile-Clay	0	3,654	6	21,011
Windows	Wood	0	0		0
Heating Accessory	Pre-Fab Metal Box	3	0	0	0
Heating Accessory	Single Fireplace	2	0	5,600	11,200
Heating Accessory	Gas Stove w/flue	1	0	3,500	3,500
Interior - Accessory	Vacuum Sys. > 3800 Sq.Ft	1	0	4,150	4,150
Interior - Accessory	Home Theater Sys. Basic	1	0	13,000	13,000
Interior - Accessory	Extra Stops (for Elevators)	1	0	2,000	2,000
Interior - Accessory		0	0		0
Interior - Accessory	Elevator Conventional	1	0	26,000	26,000
Plumbing	Kitchen Sink	6	0	1,800	10,800
Plumbing	Jet Tub	1	0	6,300	6,300
Plumbing	Toilet	10	0	1,400	14,000
Plumbing	Sauna 6X8	1	0	5,900	5,900
Plumbing	Bar Sink	1	0	1,200	1,200
Plumbing	Hot Tub 7'x7'	1	0	3,500	3,500

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	2	0	1,800	3,600
Plumbing	Shower Stall - Tile	5	0	5,300	26,500
Plumbing	Shower Stall - Fiberglass	3	0	3,300	9,900
Plumbing	Water Heater (Std)	1	0	550	550
Plumbing	Lavatory	15	0	2,400	36,000
Built-in Appliances	Built-in Refrigerator	2	0	6,310	12,620
Built-in Appliances	Built-in Refrigerator	1	0	6,310	6,310
Built-in Appliances	Countertop Range	2	0	0	0
Built-in Appliances	Oven/Double	1	0	2,600	2,600
Built-in Appliances	Microwave	2	0	1,760	3,520
Built-in Appliances	Trash Compactor	1	0	770	770
Built-in Appliances	Disposal	3	0	250	750
Built-in Appliances	Dishwasher	4	0	1,120	4,480
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	2	0	2,050	4,100
Built-in Appliances	Warming Drawer	2	0	1,300	2,600
Built-in Appliances	Microwave Fan	1	0	1,760	1,760
Built-in Appliances	Wine Cooler/Under Counter	3	0	2,100	6,300

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
Attic	0	0	0	0	0	0	0	0	1	0	0			750	750	0.00	0.00	110,222.50	110,222.50
Basement	1	1	0	1	0	2.0	1	1	0	0	1	708	0	4,273	4,981	36,542.52	0.00	485,555.72	522,098.24
First Floor	1	1	1	1	0	1.0	1	0	0	0	1			3,654	3,654	0.00	0.00	759,628.76	759,628.76
Second Floor	1	1	0	0	5	5.0	0	1	0	0	0			3,859	3,859	0.00	0.00	439,344.48	439,344.48

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6	Attached	Finished	1.000000	0.857600	1061.00	\$78,843	\$8,601	\$139,911	\$119,987

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Tile-Clay	0	1061	5.75	6100.75
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	5	0	500	2500.00
Foundation	Concrete	0	0	0	0
Exterior Wall	Single	0	0	0	0
Ext Wall Material	Cedar/Redwood	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 Exposed Agg	1.00	1.00	1.00	0.96	3,414	\$20,484	\$0	\$20,484	\$19,615

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Swimm/Pool In Gd.	1.00	1.00	1.00	0.96	300	\$25,800	\$0	\$25,800	\$12,353

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 Exposed Agg	1.00	1.00	1.00	0.96	3,849	\$23,094	\$0	\$23,094	\$22,115

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	0.96	1,418	\$5,672	\$0	\$5,672	\$5,432

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	0.96	1,339	\$15,358	\$0	\$15,358	\$14,707

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
7 - R	Other Improvements	Cov. Porch/Slab	1.11	1.00	1.00	0.96	286	\$10,468	\$0	\$11,619	\$11,126

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
177	\$2,220,220	\$0	\$119,987	\$85,348	\$2,425,556	Residential	HS	\$46,139
						Residential	HS	\$91,000
							Total:	<u>\$137,139</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536522		26281		\$4,021,425	1.66	\$237,482	1.80
				<u>\$4,021,425</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$237,483	\$3,459,789	\$3,697,272	\$83,995	\$1,938,469	\$2,022,464	\$40,261.80
2024	\$246,981	\$4,021,425	\$4,268,406	\$86,514	\$2,035,852	\$2,122,366	\$42,472.57