

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
26447	101	1	A	0101	80918BB07200
Owner(s):	Grey Eric Barp Amanda M	Situs Address:		403 Floral Ave Astoria,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.12	\$63,000	\$82,500	\$145,500

Land Components

Category	Description
Site Adjustments	View-Good
Off-Site Improvement	Public Access
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Sewer
Site Adjustments	Top-Med/Light
Off-Site Improvement	Curb-Gutters
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Public Water
On-Site Improvement	Landscape-Average
Off-Site Improvement	Sidewalk
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 %
141	1968	1986	09/28/2018	lmoore	1.000000	7852	0000	0000	0.785200	1.550000	1.000000

Base Cost Value:	\$153,282
Inventory Adjustment Total:	\$8,597
Adjusted Base Cost:	\$250,913
DRC:	\$197,017
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	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	1,524	2	3,581
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,344	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,344	0	336
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Jet Tub	0	0		0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Sauna 3X3	1	0	0	0
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Kitchen Sink	1	0	450	450

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	1	0	1.0	0	0	0	0	1	360	0	360	720	16,258.00	0.00	25,773.60	42,031.60
First Floor	1	1	1	0	3	1.0	0	0	0	0	0	1,344	1,344	0.00	0.00	98,606.80	98,606.80		

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	Asphalt Drive	1.00	1.00	1.00	0.79	1,998	\$5,994	\$0	\$5,994	\$4,706

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	0.79	1,289	\$14,785	\$0	\$14,785	\$11,609

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$197,017	\$0	\$0	\$16,316	\$213,332	Residential	HS	<u>\$145,500</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
264471		26447		\$328,933	1.54	\$262,040	1.80
				\$328,933			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$262,040	\$356,079	\$618,119	\$60,734	\$228,565	\$289,299	\$5,789.42
2025	\$262,040	\$328,933	\$590,973	\$62,556	\$235,421	\$297,977	\$5,950.07