

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>
26473	101	1	A	0101	80918BB09600

Owner(s): **Hall Carolyn J**
Hall Timothy L

Situs Address: **448 Chinook Ave**
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	0.12	\$63,000	\$77,500	\$140,500

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Off-Site Improvement	Sidewalk
Off-Site Improvement	Curb-Gutters
Site Adjustments	View-Good
On-Site Utilities	Gas
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
Neighborhood	Urban
Site Adjustments	Med/Light Traffic
On-Site Utilities	Public Sewer
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1918	1980	10/03/2018	lmoore	1.000000	7524	0000	0000	0.752400	1.550000	1.000000

Base Cost Value:	\$138,328
Inventory Adjustment Total:	\$9,822
Adjusted Base Cost:	\$229,633
DRC:	\$172,776
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	1,164	3	3,387
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	900	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	900	0	225
Windows	Wood	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	1	0	0	0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Laundry Tub	1	0	350	350

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	3	1.0	0	0	0	0	0	0	0	528	528	0.00	0.00	29,821.44	29,821.44
Basement	0	0	0	0	0	0	0	1	0	0	0	988	0	0	988	40,676.60	0.00	0.00	40,676.60
First Floor	1	1	1	0	1	1.0	0	0	0	0	0	900	900	0.00	0.00	75,541.00	75,541.00		

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.752400	480.00	\$10,072.20	\$2,700.60	\$22,352.40	\$16,817.95

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-936	-936.00
Roofing Material	Built-Up	0	0	0	0
Carport Ext Walls	Curtain Walls/Storage Room	0	58	62.7	3636.60
Roof Type	Flat	0	0	0	0

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 MA1 Fnd	1.00	1.00	1.00	0.75	88	\$1,916	\$0	\$1,916	\$1,441

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 MA1 Fnd	1.00	1.00	1.00	0.75	50	\$1,089	\$0	\$1,089	\$819

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Land Class					
143	\$172,776	\$16,818	\$0	\$2,260	\$191,854	Residential	HS	\$140,500		

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
264731		26473		\$295,817	1.54	\$253,035	1.80
				\$295,817			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$253,035	\$318,082	\$571,117	\$62,050	\$125,784	\$187,834	\$3,758.91
2025	\$253,035	\$295,817	\$548,852	\$63,911	\$129,557	\$193,468	\$3,863.24