

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
2666	101	4	G	1007	41019CA04202

Owner(s): **Manzulli Michael**

Situs Address: **80285 Woodland Heights Rd
Arch Cape,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.24	\$80,400	\$35,460	\$115,860

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
Rural	Homesite-Average
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light
Neighborhood	Urban
Site Adjustments	Treed Lot
Site Adjustments	Med/Light Traffic

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1998	1998	01/15/2014	mpincombe	1.000000	85760	00000	00000	0.857600	1.000000	1.100000

Base Cost Value:	\$123,566
Inventory Adjustment Total:	\$13,613
Adjusted Base Cost:	\$150,898
DRC:	\$129,410
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Log	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,384	4	4,913
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,760	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,008	0	0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

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
First Floor	1	1	1	0	1	1.0	0	1	0	0	0			1,008	1,008	0.00	0.00	81,151.60	81,151.60
Second Floor	0	0	0	0	3	1.0	0	0	0	0	0			748	748	0.00	0.00	42,414.88	42,414.88

**Other Improvements
Residence Valuation**

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	1.10	1.00	0.86	656	\$11,152	\$0	\$12,267	\$10,520

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	1.10	1.00	0.86	224	\$3,808	\$0	\$4,189	\$3,592

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Laying House	1.00	1.00	1.00	0.00	32	\$5,664	\$0	\$5,664	\$0

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	1.00	1.10	1.00	0.86	24	\$1,085	\$0	\$1,193	\$1,023

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Deck Rails Plain	1.00	1.10	1.00	0.86	154	\$2,094	\$0	\$2,304	\$1,976

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$129,410	\$0	\$0	\$17,112	\$146,522	Residential	HS	<u>\$115,860</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
26661		2666		\$468,548	3.20	<u>\$166,652</u>	<u>1.50</u>
				<u>\$468,548</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$166,652	\$462,414	\$629,066	\$56,514	\$183,385	\$239,899	\$3,157.04
2024	\$173,318	\$468,548	\$641,866	\$58,209	\$188,886	\$247,095	\$3,467.02