Appraisal Report

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 Account ID
 Property Class
 MA
 NH
 Tax Code
 TaxMapKey

 26733
 101
 1
 A
 0101
 80918BD07602

Owner(s): Evrard James Situs Address: 925 Florence Ave

Sweeney-Evrard Brandy Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.60	\$90,597	\$52,500	\$143,097
		Land Con	nponents				

	Land Components
Category	Description
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Site Adjustments	View-Average
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Average
Neighborhood	Urban
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Utilities	Cable Tv
On-Site Utilities	Public Water

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Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	1		Func	Econ	Overall LCM	% LN	⁄/А %
141	1962	1980	08/24/2018	cmccleary	1.000000	76950	00000	00000	0.769500 1.550	00.100	0000

Base Cost Value: \$188,194 Inventory Adjustment Total: \$23,734

Adjusted Base Cost: \$328,488 DRC: \$252,772

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Channel	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	2,106	2	3,854
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,451	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Built-Up	0	0		0
Windows	Wood	0	0		0
Heating Accessory	Single Fireplace	2	0	3,580	7,160
Heating Accessory	1 Story Chimney	2	0	730	1,460
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	3	0	300	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Door	2	0	0	0

Room Grid

						Full	Half					Area				Base Cost			
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	0	0	0	4	2.0	0	0	0	0	0	0	0	1,311	1,311	0.00	0.00	84,028.56	84,028.56
First Floor	1	1	1	1	0	1.0	0	1	0	0	0			1,451	1,451	0.00	0.00	104,165.45	104,165.45

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Flat	1.000000	0.769500	672.00	\$18,427.52	\$0.00	\$28,562.66	\$21,978.97

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Built-Up	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Post/Pole	0	0	0	0

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Residence Valuation

				C	arpoi	rt					
Class	Carport Type	Carport Design	Complete %	Overall %	Size	;	Base Cost	Inventory Adjust Tota	Adju I Base		DRC
4	Attached	Flat	1.000000	0.769500	672.00)	\$18,427.52	\$0	\$0.00 \$28		\$21,978.97
					Cai	rport	t Compor	ients			
		Category				cription	-	Quantity	Area	Unit Cost	Adj. Cost
		Roof Type	Fl	at		-		0	0	0	0
				G	arag	e					
Class	Garage Type	Garage Finish	Complete %	Overall %	Size	; 	Base Cost	Inventory Adjust Tota	Adju I Base		DRC
4	Detached	Low Cost	1.000000	0.769500	624.0	00	\$29,682	\$46,858	\$118,	,636	\$91,291
					Ga	rage	Compon	ents			
		Category				cription		Quantity	Area	Unit Cost	Adj. Cost
		Garage Component		ar. 2nd Flo			<u> </u>	1	624	37013.44	37013.44
		Garage Component		ar 2nd Flr l				1	624	1624	1624.00
		Garage Component		ar 2nd Flr l				1	624	1624	1624.00
		Garage Component		arage Door		-		1	0	400	400.00
		Heating & Cooling		aseboard &	-			0	1248	1.8	2246.40
		Exterior Wall		ouble	, wan o	cuoic		0	0	0	0
		Ext Wall Material		1-11				0	0	0	0
		Foundation		oncrete				0	624	0	0
		Interior - Cabinetry		nd kitchen				1	0	1500	1500.00
		Plumbing		oilet				1	0	300	300.00
		Plumbing		vatory				1	0	350	350.00
		Plumbing		ivatory nower Stall	Fiber	alace		1	0	1350	1350.00
		Plumbing		itchen Sink	•	giass		1	0	450	450.00
		Plumbing	K				,	1	U	430	450.00
				Other					_		
Class- Other SC	Category	Description	LC %	M LMA	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cos	
All - R	Other Improvements	Patio	1.0	00 1.00	1.00	0.77	480	\$1,920	\$0	\$1,920	\$1,477
Class- Other SC	Category	Description	LC		Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cos	
All - R	Other Improvements	Asphalt Drive	1.0	00 1.00	1.00	0.77	4,148	\$12,444	\$0	\$12,444	\$9,576
Class- Other SC	Category	Description	LC %	M LMA	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cos	

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\$1,056

\$0

\$1,056

\$813

1.00 1.00 1.00 0.77

All - R Other Improvements Fencing Mtl. Cl 4

Residence Valuation

Other	Improvements
Onner	i iiiidi oveillellis

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	0.77	703	\$8,063	\$0	\$8,063	\$6,205

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	0.77	78	\$895	\$0	\$895	\$688

RMV Summary (Before Index)

		Improver	Land					
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
141	\$252,772	\$21,979	\$91,291	\$18,759	\$384,800	Residential	HS	\$143,097

Current RMV

_				Land				
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	267331		26733		\$601,353	1.56	\$215,479	1.51
					\$601,353			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$162,013	\$484,333	\$646,346	\$65,772	\$318,295	\$384,067	\$7,454.90
2022	\$215,478	\$601,353	\$816,831	\$67,745	\$327,843	\$395,588	\$7,665.22

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