

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>
26899	101	1	D	0101	80918DA09400

Owner(s): **Marlar Vicky V Family Trust**
Marlar Vicky V Tr

Situs Address: **14 Auburn 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	0.15	\$60,000	\$39,000	\$99,000

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1920	1961	10/30/2017	Ilindberg	1.000000	65240	00000	00000	0.652400	1.500000	1.000000

Base Cost Value:	\$37,458
Inventory Adjustment Total:	\$3,061
Adjusted Base Cost:	\$60,779
DRC:	\$39,653
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0		0
Foundation	Frame	0	624	-1	-749
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	624	2	1,342
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	624	0	0
Interior - Wall	Cld & Pa	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	624	0	218
Windows	Vinyl	0	0		0
Ext Wall Material	Drop Siding	0	0		0
Ext Wall Material	Vertical	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	1	0	200	200
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			624	624	0.00	0.00	34,549.36	34,549.36

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	Wood Deck Treated	1.00	1.00	1.00	0.65	128	\$1,468	\$0	\$1,468	\$958

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov P APC Fnd	1.00	1.00	1.00	0.65	36	\$0	\$0	\$0	\$0

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
120	\$39,653	\$0	\$0	\$958	\$40,610	Residential	HS	<u>\$99,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
268991		26899		\$79,350	1.95	<u>\$148,263</u>	<u>1.56</u>
				<u>\$79,350</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$148,262	\$77,039	\$225,301	\$37,964	\$38,120	\$76,084	\$1,514.63
2024	\$154,193	\$79,350	\$233,543	\$39,102	\$39,263	\$78,365	\$1,568.24