

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>
26909	101	1	D	0101	80918DA10400

Owner(s): **Thompson James M**

Situs Address: **34 Nehalem 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	0.10	\$60,000	\$34,000	\$94,000

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1920	1988	10/31/2017	llindberg	1.000000	80240	00000	00000	0.802400	1.670000	1.000000

Base Cost Value:	\$98,448
Inventory Adjustment Total:	\$7,407
Adjusted Base Cost:	\$176,778
DRC:	\$141,846
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	960	2	1,968
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	768	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	768	0	269
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Panel	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300

Residence Valuation

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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	384	384	0.00	0.00	19,149.36	19,149.36
Basement	0	0	0	0	0	0	0	1	0	0	0	768	0	0	768	26,676.14	0.00	0.00	26,676.14
First Floor	1	1	0	0	1	1.0	0	0	0	0	0			768	768	0.00	0.00	52,622.64	52,622.64

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.552400	220.00	\$11,334	(\$623)	\$17,888	\$9,881

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	No Door, 8' Ft.	1	0	-700	-700.00
Roofing Material	Composition Arch	0	0	77	77.00
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.67	1.00	1.00	0.80	122	\$1,912	\$0	\$3,193	\$2,562

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	Drive Concrete	1.00	1.00	1.00	0.80	36	\$144	\$0	\$144	\$116

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
133	\$141,846	\$0	\$9,881	\$2,677	\$154,405	Residential	HS	\$94,000	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
269091		26909		\$301,699	1.95	\$140,775	1.56
				\$301,699			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$140,774	\$292,912	\$433,686	\$37,964	\$109,894	\$147,858	\$2,943.48
2024	\$146,406	\$301,699	\$448,105	\$39,102	\$113,190	\$152,292	\$3,047.64