

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>
26911	101	1	D	0101	80918DA10600

Owner(s): Foster Craig W M Grace	Situs Address: 29 Nehalem Ave Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$60,000	\$39,000	\$99,000

Land Components

Category	Description
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Utilities	Cable Tv
On-Site Utilities	Gas
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Neighborhood	Urban
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Sidewalk

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1915	1979	10/31/2017	llindberg	1.000000	75240	00000	00000	0.752400	1.470000	1.000000

Base Cost Value:	\$119,887
Inventory Adjustment Total:	\$10,388
Adjusted Base Cost:	\$191,503
DRC:	\$144,087
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	909	4	3,363
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,880	2,880
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	1,161	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	657	0	164
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Drop Siding	0	0		0
Windows	Wood	0	0		0
Windows	Single	0	0		0
Windows	Storm	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Metal	1	0	750	750
Plumbing	Lavatory	2	0	350	700

Residence Valuation

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			504	504	0.00	0.00	28,819.92	28,819.92
Basement												657		657	28,149.84	0.00	0.00	28,149.84	28,149.84
First Floor	1	1	1	0	0	0	1	0	0	0	0			657	657	0.00	0.00	62,917.15	62,917.15

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	0.75	288	\$3,303	\$0	\$3,303	\$2,485

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.75	96	\$2,458	\$0	\$2,458	\$1,849

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$144,087	\$0	\$0	\$4,335	\$148,422	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
269111		26911		\$290,008	1.95	<u>\$148,263</u>	<u>1.56</u>
				<u>\$290,008</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$148,262	\$281,561	\$429,823	\$37,964	\$87,830	\$125,794	\$2,504.23
2024	\$154,193	\$290,008	\$444,201	\$39,102	\$90,464	\$129,566	\$2,592.87