

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>
27070	101	6	B	0112	80919AD02800

Owner(s): Epstein Teresa

Situs Address: 35327 Hwy 101 Business
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	0.47	\$59,780	\$10,350	\$70,130

Land Components

<u>Category</u>	<u>Description</u>
Neighborhood	Suburban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1946	1918	08/15/2012	charper	1.000000	33020	00000	00000	0.330200	1.100000	0.950000

Base Cost Value:	\$44,269
Inventory Adjustment Total:	\$4,323
Adjusted Base Cost:	\$50,779
DRC:	\$16,767
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Aluminum	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	815	3	2,323
Interior - Floor	Wood Subfloor	0	815	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	815	0	0
Roofing Material	Composition	0	815	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Deluxe Range	1	0	550	550
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Toilet	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200

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	2	1.0	0	1	0	0	0			815	815	0.00	0.00	40,831.35	40,831.35

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.330200	420.00	\$16,586	(\$2,040)	\$15,201	\$5,019

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	No Door, 16' Ft.	1	0	-1200	-1200.00
Interior - Floor	Gravel/Dirt	0	420	-2	-840.00

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Enclosed Por. 3/4	1.10	0.95	1.00	0.33	136	\$5,142	\$0	\$5,374	\$1,774

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	\$16,767	\$0	\$5,019	\$1,774	\$23,561	Residential	HS	<u>\$70,130</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
270701		27070		\$52,236	2.22	<u>\$176,935</u>	<u>2.75</u>
				<u>\$52,236</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$176,935	\$56,361	\$233,296	\$48,884	\$65,025	\$113,909	\$1,999.11
2024	\$192,859	\$52,236	\$245,095	\$50,350	\$66,975	\$117,325	\$2,054.57

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID		TaxMapKey
200606953	06/19/2006	\$189,900	33		Yes	Primary 27070	80919AD02800
						Additional 27069	80919AD02700