

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>
27104	101	6	B	0112	80919DD00400

Owner(s): **Hitchman Greg Allan**

Situs Address: **35155 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	0.46	\$59,440	\$10,350	\$69,790

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Septic System
On-Site Utilities	Public Water
Neighborhood	Rural
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1940	1919	02/23/2016	charper	1.000000	3665	0000	0000	0.366500	1.100000	0.950000

Base Cost Value:	\$49,547
Inventory Adjustment Total:	\$4,438
Adjusted Base Cost:	\$56,415
DRC:	\$20,676
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	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	1	1,080	2,808	2,808
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	1,080	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,080	0	0
Roofing Material	Composition	0	1,080	0	0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Bath Tub - W/O Shower	1	0	400	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300

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	1	0	1	1.0	0	1	0	0	0	1,080	1,080	0.00	0.00	49,547.20	49,547.20		

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	0.95	1.00	0.37	100	\$1,500	\$0	\$1,425	\$522

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.Porch/Slab/Gab.R.	1.10	0.95	1.00	0.37	60	\$2,394	\$0	\$2,502	\$917

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	Asphalt Drive	1.00	0.95	1.00	0.57	1,150	\$3,450	\$0	\$3,278	\$1,857

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. 1/2	1.10	0.95	1.00	0.37	30	\$756	\$0	\$790	\$290

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	0.95	1.00	0.37	501	\$7,515	\$0	\$7,139	\$2,617

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land		RMV before index
	Residence	Carport	Garage	Other Improvements				Land Class		
120	\$20,676	\$0	\$0	\$6,202		\$26,878	Residential	HS		<u>\$69,790</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
271041		27104		\$58,160	2.16	<u>\$153,111</u>	<u>2.19</u>
				<u>\$58,160</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$99,422	\$51,085	\$150,507	\$38,932	\$60,262	\$99,194	\$1,850.94
2022	\$153,109	\$58,160	\$211,269	\$40,099	\$62,069	\$102,168	\$1,888.40