

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>
27443	401	6	B	0108	809270001203

Owner(s): **Wintersteen Andrew**
Wintersteen Crystal

Situs Address: **92689 Walluski Loop**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.01	\$81,267	\$10,350	\$91,617

Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Electricity
On-Site Utilities	Septic System
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1998	1998	05/25/2006	cmccleary	1.000000	85760	00000	00000	0.857600	1.000000	1.700000

Base Cost Value:	\$245,714
Inventory Adjustment Total:	\$21,648
Adjusted Base Cost:	\$187,154
DRC:	\$160,503
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	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,574	2	4,376
Heating Accessory	Fireplace/Gas/Direct Vent	2	0	2,320	4,640
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,538	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	1,770	0	0
Roofing Material	Composition Arch	0	1,770	0	443
Ext Wall Material	Wood/Bevel	0	0		0
Ext Wall Material	Cedar/Redwood	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Toilet	4	0	300	1,200
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Jet Tub	1	0	3,300	3,300

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
Basement	0	0	0	1	1	1.0	0	0	0	0	0	290	0	840	1,130	11,552.64	0.00	55,064.57	66,617.21
First Floor	1	1	1	1	2	2.0	1	1	0	0	1			1,770	1,770	0.00	0.00	120,737.50	120,737.50
Half Story	0	0	0	0	0	0	0	0	0	0	0	0	0	768	768	0.00	0.00	38,091.75	38,091.75

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.857600	816.00	\$39,942	\$204	\$28,102	\$24,101

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	204	204.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Roof Type	Gable	0	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
All - R	Other Improvements	Drive Concrete	1.00	0.70	1.00	0.86	792	\$2,376	\$0	\$1,663	\$1,426

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov.Porch/Slab/Gab.R.	1.00	0.70	1.00	0.86	135	\$5,387	\$0	\$3,771	\$3,234

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	0.70	1.00	0.86	531	\$7,965	\$0	\$5,576	\$4,782

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	0.70	1.00	0.86	531	\$1,593	\$0	\$1,115	\$956

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	\$160,503	\$0	\$24,101	\$10,398	\$195,001	Residential	HS	\$91,617

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
274431		27443		\$615,002	3.15	\$218,097	2.59
				\$615,002			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$218,097	\$658,606	\$876,703	\$196,017	\$250,432	\$446,449	\$6,163.66
2024	\$237,725	\$615,002	\$852,727	\$201,897	\$257,944	\$459,841	\$6,390.28

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200507217	06/17/2005	\$599,000	34	Yes	Primary	27443	809270001203
					Additional	54821	809270001200
					Additional	27441	809270001200