

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>
27509	401	6	R	0108	80928CD00100

Owner(s): **Nasstrom Douglas**
Nasstrom Karson

Situs Address: **36301 River Point Dr**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Tract	1.13	\$143,400	\$7,100	\$150,500

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Improvement	Landscape-Average
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Cable Tv
Site Adjustments	Med/Light Traffic
Site Adjustments	Top-Med/Light
Water Front	River-Creek

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1997	1997	01/01/2002	srutter	1.000000	85190	00000	00000	0.851900	1.000000	1.080000

Base Cost Value:	\$139,751
Inventory Adjustment Total:	\$17,141
Adjusted Base Cost:	\$169,443
DRC:	\$144,349
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	2,136	3	5,447
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,136	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,136	0	534
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Door	1	0	150	150
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Shower Stall - Door	1	0	0	0

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
First Floor	1	1	1	1	4	2.0	1	1	0	0	1			2,136	2,136	0.00	0.00	139,751.20	139,751.20

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.851900	640.00	\$30,902	\$960	\$34,411	\$29,315

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	160	160.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	2	0	400	800.00

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	1.08	1.00	0.85	620	\$1,860	\$0	\$2,009	\$1,711

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	Wood Deck Treated	1.00	1.08	1.00	0.85	600	\$9,000	\$0	\$9,720	\$8,280

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	1.08	1.00	0.85	2,145	\$6,435	\$0	\$6,950	\$5,921

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
140	\$144,349	\$0	\$29,315	\$15,912	\$189,576	Residential	HS	<u>\$150,500</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
275091		27509		\$481,152	2.54	<u>\$208,287</u>	<u>1.51</u>
				<u>\$481,152</u>			

Certified Tax Roll Value

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$208,286	\$515,288	\$723,574	\$73,394	\$236,116	\$309,510	\$4,273.11
2024	\$227,032	\$481,152	\$708,184	\$75,595	\$243,199	\$318,794	\$4,430.17