

# 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>
27510	401	6	R	0108	80928CD00200

Owner(s): **Ledbetter Lacy**  
**Ledbetter Brent**

Situs Address: **36278 Bartoldus Loop**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Tract	1.04	\$143,400	\$7,100	\$150,500

### Land Components

Category	Description
Site Adjustments	Platted Lot
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
Site Adjustments	Top-Med/Light

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2000	2000	01/01/2002	srutter	1.000000	86910	00000	00000	0.869100	1.000000	1.080000

Base Cost Value:	\$239,402
Inventory Adjustment Total:	\$12,481
Adjusted Base Cost:	\$272,033
DRC:	\$236,424
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	Forced Air	0	2,792	2	4,746
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,498	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,498	0	375
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Log	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700

### 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
Basement	0	0	0	0	0	0	0	0	1	0	0	0	1,344	0	1,344	0.00	68,730.60	0.00	68,730.60
First Floor	1	1	1	1	1	1.0	0	1	1	0	0			1,498	1,498	0.00	0.00	106,607.10	106,607.10

## 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
Second Floor	0	0	0	0	2	2.0	0	0	0	0	0			1,245	1,245	0.00	0.00	64,064.20	64,064.20

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.869100	710.00	\$31,062	\$578	\$34,171	\$29,698

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0
Roofing Material	Composition Arch	0	0	177.5	177.50
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00

### 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	Wood Deck Treated	1.00	1.08	1.00	0.87	428	\$6,420	\$0	\$6,934	\$6,026

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	0.87	304	\$912	\$0	\$985	\$856

## 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	Patio	1.00	1.08	1.00	0.87	330	\$990	\$0	\$1,069	\$929

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	0.87	4,100	\$12,300	\$0	\$13,284	\$11,545

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.08	1.00	0.87	1	\$2,500	\$0	\$2,700	\$2,347

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 Gab.R.	1.00	1.08	1.00	0.87	470	\$22,795	\$0	\$24,619	\$21,396

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	0.87	528	\$1,584	\$0	\$1,711	\$1,487

## 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 Gab.R.	1.00	1.08	1.00	0.87	280	\$13,580	\$0	\$14,666	\$12,747

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
146	\$236,424	\$0	\$29,698	\$57,332	\$323,455	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
275101		27510		\$820,942	2.54	<u>\$208,287</u>	<u>1.51</u>
				<u>\$820,942</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$208,286	\$879,070	\$1,087,356	\$72,334	\$488,822	\$561,156	\$7,747.32
2024	\$227,032	\$820,942	\$1,047,974	\$74,504	\$503,486	\$577,990	\$8,032.15