

# 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>
28002	101	6	B	0112	80930CA00300

Owner(s):	Duryea Aurthur S Duryea Gena M	Situs Address: 35237 Orchard Ln Astoria,
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.48	\$60,120	\$10,350	\$70,470

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1927	1979	01/23/2014	llindberg	1.000000	75240	00000	00000	0.752400	1.000000	1.050000

Base Cost Value:	\$168,757
Inventory Adjustment Total:	\$13,917
Adjusted Base Cost:	\$191,807
DRC:	\$144,316
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Asbestos	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	1,576	2	3,625
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
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	1,584	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	1,008	0	0
Roofing Material	Composition Arch	0	1,008	0	252
Windows	Single	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	1	0	300	300
Plumbing	Lavatory	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	950	950

### 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
Attic	0	0	0	0	2	0	0	0	0	0	0	0	0	576	576	0.00	0.00	31,824.48	31,824.48

## 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
Basement	0	0	0	0	0	0	0	0	1	0	0	448	0	560	1,008	18,344.45	0.00	37,436.26	55,780.71
First Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,008	1,008	0.00	0.00	81,151.60	81,151.60

### 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	Enclosed Por. 3/4	1.00	1.05	1.00	0.75	60	\$3,334	\$0	\$3,500	\$2,634

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 Composite	1.00	1.05	1.00	0.75	532	\$10,640	\$0	\$11,172	\$8,406

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Decorative	1.00	1.05	1.00	0.75	70	\$1,092	\$0	\$1,147	\$863

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 Shed R	1.00	1.05	1.00	0.75	36	\$1,627	\$0	\$1,709	\$1,286

## 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	1.05	1.00	0.75	28	\$420	\$0	\$441	\$332

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.05	1.00	0.75	216	\$5,184	\$0	\$5,443	\$4,095

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
143	\$144,316	\$0	\$0	\$17,615	\$161,931	Residential	HS	\$70,470	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
280021		28002		\$359,017	2.22	\$177,793	2.75
				\$359,017			

### Certified Tax Roll Value

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<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	\$177,793	\$381,933	\$559,726	\$60,771	\$139,241	\$200,012	\$2,988.07
2024	\$193,794	\$359,017	\$552,811	\$62,594	\$143,418	\$206,012	\$3,070.97