

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
28024	101	6	B	0112	80930CB01100

Owner(s): **Trujillo Christina Elizabeth**      Situs Address: **92165 Clover Rd  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.34	\$45,986	\$10,350	\$56,336

### Land Components

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

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
122	1945	1965	11/04/2013	charper	1.000000	6708	0000	0000	0.670800	1.100000	0.950000

Base Cost Value:	\$52,675
Inventory Adjustment Total:	\$5,138
Adjusted Base Cost:	\$60,415
DRC:	\$40,526
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Vinyl	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	1,054	3	2,888
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	1,132	0	0
Interior - Wall	Plaster	0	0		0
Roof Type	Gable	0	976	0	0
Roofing Material	Composition	0	976	0	0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Toilet	1	0	200	200
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

## 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
Attic	0	0	0	0	2	0	0	0	0	0	0	156		0	156	6,548.40	0.00	0.00	6,548.40
First Floor	1	1	0	0	2	1.0	0	0	0	0	0			976	976	0.00	0.00	46,126.64	46,126.64

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Attached	Unfinished	1.000000	0.670800	338.00	\$10,516	\$0	\$10,990	\$7,372

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Single	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete		0	0	0
Ext Wall Material	Vinyl	0	0	0	0

# 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 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.57	80	\$1,433	\$0	\$1,433	\$818

## RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
122	\$40,526	\$0	\$7,372	\$818	\$48,716	Residential	HS	<u>\$56,336</u>

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
280241		28024		\$108,008	2.22	<u>\$154,925</u>	<u>2.75</u>
				<u>\$108,008</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$154,924	\$95,372	\$250,296	\$24,948	\$47,884	\$72,832	\$1,375.43
2025	\$154,925	\$108,008	\$262,933	\$25,696	\$49,320	\$75,016	\$1,402.23