

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>
28047	101	6	B	0112	80930CC05400

Owner(s):	Willis Gary W Willis Laura L	Situs Address: 91863 Lewis & Clark Rd Astoria,
-----------	---	---

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.56	\$62,600	\$10,350	\$72,950

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1969	2005	07/13/2006	charper	1.000000	89580	00000	00000	0.895800	1.000000	1.050000

Base Cost Value:	\$128,114
Inventory Adjustment Total:	\$18,324
Adjusted Base Cost:	\$153,760
DRC:	\$137,738
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,912	2	3,824
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	1,912	0	0
Roof Type	Gable	0	1,912	0	0
Roofing Material	Composition	0	1,912	0	0
Heat & Cool Fuel	Gas	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating Accessory	Backed Fireplace	1	0	6,270	6,270
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Laundry Tub	1	0	350	350

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	0	3	2.0	0	1	0	0	1			1,912	1,912	0.00	0.00	128,114.40	128,114.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.895800	336.00	\$19,569	\$0	\$20,548	\$18,406

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.90	84	\$3,328	\$0	\$3,328	\$2,981

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	1.05	1.00	0.90	312	\$936	\$0	\$983	\$880

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 Agg, Conc,	1.00	1.05	1.00	0.90	100	\$400	\$0	\$420	\$376

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	0.90	260	\$5,200	\$0	\$5,460	\$4,891

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	0.90	200	\$4,000	\$0	\$4,200	\$3,762

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$137,738	\$15,328	\$18,406	\$12,891	\$184,364	Residential	HS	<u>\$72,950</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
280471		28047		\$408,754	2.22	<u>\$184,050</u>	<u>2.75</u>
				<u>\$408,754</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$184,049	\$437,417	\$621,466	\$72,319	\$233,705	\$306,024	\$5,370.76
2024	\$200,614	\$408,754	\$609,368	\$74,488	\$240,716	\$315,204	\$5,519.79