

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>
28547	101	5	J	3004	81005CD03200

Owner(s):	Eastman Christine Eastman Richard	Situation Address:	1177 4th Ave Hammond,
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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	0.33	\$32,900	\$2,400	\$35,300

Land Components

Category	Description
On-Site Utilities	Public Water
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Cable Tv
Site Adjustments	Med/Light Traffic
On-Site Utilities	Electricity
Neighborhood	Suburban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1943	1931	01/01/2000	rseverson	1.000000	46550	00000	00000	0.465500	1.100000	1.060000

Base Cost Value:	\$127,105
Inventory Adjustment Total:	\$11,810
Adjusted Base Cost:	\$161,975
DRC:	\$75,399
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	B & B	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	2,631	2	4,210
Heating Accessory	Single Fireplace	1	0	2,690	2,690
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	2,631	0	0
Roofing Material	Composition	0	2,631	0	0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roof Type	Shed	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Deluxe Range	1	0	550	550
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Electric	0	0		0
Plumbing	Lavatory	3	0	250	750
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Toilet	3	0	250	750
Plumbing	Kitchen Sink	1	0	400	400

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	2	2.0	0	1	0	0	0			2,631	2,631	0.00	0.00	127,105.38	127,105.38

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1.000000	0.465500	400.00	\$8,489.00	\$1,254.00	\$11,360.34	\$5,288.24

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Carport Ext Walls	Curtain Walls/Storage Room	0	20	62.7	1254.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.06	1.00	0.47	259	\$12,562	\$0	\$14,647	\$6,818

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	1.06	1.00	0.47	32	\$1,552	\$0	\$1,810	\$842

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$75,399	\$5,288	\$0	\$7,660	\$88,348	Residential	HS	<u>\$35,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
285471		28547		\$222,099	2.51	<u>\$114,301</u>	<u>3.37</u>
				<u>\$222,099</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$114,300	\$218,085	\$332,385	\$48,484	\$118,164	\$166,648	\$2,208.38
2024	\$118,873	\$222,099	\$340,972	\$49,938	\$121,708	\$171,646	\$2,283.20