

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
28562	101	5	J	3004	81005CD04400

Owner(s): **Rodriguez Family Trust**
Rodriguez William

Situs Address: **1090 4th Ave**
Hammond,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.15	\$24,400	\$4,800	\$29,200

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1926	1986	07/21/2014	mpincombe	1.000000	8024	0000	0000	0.802400	1.100000	1.060000

Base Cost Value:	\$64,257
Inventory Adjustment Total:	\$4,775
Adjusted Base Cost:	\$80,491
DRC:	\$64,586
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Frame	0	1,059	-2	-1,747
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	1	1,059	2,902	2,902
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	1,059	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,059	0	371
Windows	Vinyl	0	0		0
Ext Wall Material	Vertical	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Interior - Wall	Wood	0	0		0
Interior - Wall	Dry Wall	0	0		0
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Lavatory	2	0	250	500

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	0	0	2	2.0	0	1	0	0	0			1,059	1,059	0.00	0.00	64,256.82	64,256.82

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	Fencing Cedar 5 ft	1.00	1.06	1.00	0.80	36	\$756	\$0	\$801	\$643

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.06	1.00	0.80	120	\$1,920	\$0	\$2,035	\$1,633

Residence Valuation

Improvement: 2

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1926	1938	07/22/2014	mpincombe	1.000000	5524	0000	0000	0.552400	1.100000	0.870000

Base Cost Value:	\$32,323
Inventory Adjustment Total:	\$3,750
Adjusted Base Cost:	\$34,522
DRC:	\$19,070
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Hood Fan	1	0	180	180
Ext Wall Material	T1-11	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	480	2	1,152
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	480	0	168
Windows	Metal	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Toilet	1	0	200	200
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	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					1.0						480	480	0.00	0.00	29,813.20	29,813.20		

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	Cov. Porch/Slab	1.10	0.87	1.00	0.55	16	\$586	\$0	\$560	\$310

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
130	\$64,586	\$0	\$0	\$2,276	\$66,862	Residential	HS	<u>\$29,200</u>
120	\$19,070	\$0	\$0	\$310	\$19,380			
Totals:	<u>\$83,656</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,586</u>	<u>\$86,242</u>			

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536246		28562		\$42,999	2.22	<u>\$82,216</u>	<u>2.82</u>
285621		28562		\$148,354	2.22		
				<u>\$191,353</u>	<u>2.22</u>		

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$79,822	\$151,867	\$231,689	\$30,542	\$54,206	\$84,748	\$1,153.83
2022	\$82,216	\$191,353	\$273,569	\$31,458	\$55,832	\$87,290	\$1,171.38

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201401575	03/19/2014	\$162,500	33	Yes	Primary	28562	81005CD04400
					Additional	54687	81005CD05100