

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2907	101	4	H	1007	41030BC03300

Owner(s): **Low Robert**

Situs Address: **79927 Cannon Rd
Arch Cape,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$130,000	\$52,460	\$182,460

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Neighborhood	Suburban
On-Site Utilities	Public Sewer
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2006	2006	10/24/2013	mpincombe	1.000000	89750	00000	00000	0.897500	1.000000	1.450000

Base Cost Value:	\$166,537
Inventory Adjustment Total:	\$11,404
Adjusted Base Cost:	\$258,015
DRC:	\$231,568
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	1,722	2	3,754
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	2,425	0	0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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	0	0	0	0	3	2.0	0	1	0	0	1	1,019	1,019	0.00	0.00	81,723.05	81,723.05		
Second Floor	1	1	1	0	2	1.0						1,406	1,406	0.00	0.00	71,077.36	71,077.36		

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.561500	412.00	\$22,402	\$400	\$33,063	\$18,565

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00

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	1.45	1.00	0.90	120	\$780	\$0	\$1,131	\$1,015

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	1.45	1.00	0.90	57	\$969	\$0	\$1,405	\$1,261

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	1.45	1.00	0.90	144	\$2,448	\$0	\$3,550	\$3,186

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	1.45	1.00	0.90	144	\$6,509	\$0	\$9,438	\$8,470

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	1.45	1.00	0.90	125	\$5,650	\$0	\$8,193	\$7,353

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 Plain	1.00	1.45	1.00	0.90	41	\$558	\$0	\$809	\$726

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.45	1.00	0.90	213	\$959	\$0	\$1,390	\$1,247

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	1.45	1.00	0.90	50	\$850	\$0	\$1,233	\$1,106

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	1.45	1.00	0.90	50	\$500	\$0	\$725	\$651

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	Gazebos	1.00	1.45	1.00	0.90	100	\$3,070	\$0	\$4,452	\$3,995

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
140	\$231,568	\$0	\$18,565	\$29,010	\$279,143	Residential	HS	<u>\$182,460</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
29071		2907		\$728,019	2.61	<u>\$353,635</u>	<u>1.94</u>
				<u>\$728,019</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$353,634	\$697,718	\$1,051,352	\$242,482	\$394,714	\$637,196	\$8,769.79
2025	\$353,635	\$728,019	\$1,081,654	\$249,756	\$406,555	\$656,311	\$9,411.90