

# 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>
29372	101	5	J	3004	81009BC04201

Owner(s):	McCall DeeAnne G Shepardson Christopher D	Situs Address:	410 8th 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	0.31	\$32,000	\$4,900	\$36,900

### Land Components

Category	Description
Neighborhood	Urban
On-Site Utilities	Public Water
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Utilities	Gas
Off-Site Improvement	Public Access

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1991	1991	01/01/2000	gbonham	1.000000	81760	00000	00000	0.817600	1.100000	1.060000

Base Cost Value:	\$95,481
Inventory Adjustment Total:	\$10,310
Adjusted Base Cost:	\$123,352
DRC:	\$100,853
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	Heat Pump	0	1,840	3	5,410
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	1,840	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,840	0	0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Gas	0	0		0
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Water Heater (Std)	1	0	350	350

## 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	0	0	3	2.0	0	1	1	0	1			1,840	1,840	0.00	0.00	95,481.20	95,481.20

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.817600	240.00	\$11,859	\$350	\$14,236	\$11,639

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Roofing Material	Composition	0	0	0	0
Exterior Wall	Double	0	0	0	0

### 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	Canopy Roof	1.00	1.06	1.00	0.82	240	\$2,400	\$0	\$2,544	\$2,080

## Residence Valuation

### 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	General Purpose	1.00	1.00	1.00	0.82	1,920	\$32,370	\$0	\$32,370	\$26,465

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
130	\$100,853	\$0	\$11,639	\$28,545	\$141,037	Residential	HS	\$36,900	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
293721		29372		\$354,556	2.51	\$119,481	3.37
				\$354,556			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$119,481	\$346,629	\$466,110	\$23,543	\$210,962	\$234,505	\$3,107.64
2024	\$124,260	\$354,556	\$478,816	\$24,249	\$217,290	\$241,539	\$3,212.87

## Recent Transactions

<b>Instrument ID</b>	<b>Sales Date</b>	<b>Consideration</b>	<b>Sales Data Code</b>		<b>Multiple Accounts</b>	<b>Account ID</b>	<b>TaxMapKey</b>
201602708	04/11/2016	\$300,000	33	Yes	<b>Primary</b>	<b>29372</b>	<b>81009BC04201</b>
					Additional	29373	81009BC04202
					Additional	29377	81009BC04206
					Additional	29364	81009BC04100