

# Appraisal Report

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| Account ID | Property Class | MA | NH | Tax Code | TaxMapKey    |
|------------|----------------|----|----|----------|--------------|
| 29802      | 101            | 5  | H2 | 3004     | 81016DD00400 |

|           |   |                |  |
|-----------|---|----------------|--|
| Owner(s): | <b>Singer Linda N</b><br><b>Singer Linda N Revocable Living Trust</b><br><b>Singer Gary J</b> | Situs Address: | <b>343 N Main Ave</b><br><b>Warrenton,</b> |
|-----------|---|----------------|--|

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | Lot       | 0.24          | \$22,000   | \$11,300    | \$44,700      |

### Land Components

| Category             | Description             |
|----------------------|-------------------------|
| On-Site Utilities    | Electricity             |
| On-Site Utilities    | Public Water            |
| On-Site Utilities    | Gas                     |
| On-Site Utilities    | Telephone               |
| On-Site Utilities    | Public Sewer            |
| On-Site Utilities    | Cable Tv                |
| Neighborhood         | Urban                   |
| Off-Site Improvement | Asphalt-Concrete Street |
| On-Site Improvement  | Landscape-Fair          |
| Off-Site Improvement | Public Access           |
| 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 %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 134        | 1925       | 1961           | 01/01/2000     | charper      | 1.000000   | 65240 | 00000 | 00000 | 0.652400 | 1.100000 | 1.330000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$76,359  |
| Inventory Adjustment Total: | \$6,333   |
| Adjusted Base Cost:         | \$120,978 |
| DRC:                        | \$78,926  |
| Adjudicated Value:          |           |

### Improvement Components

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material    | Shingle                   | 0        | 0     |           | 0         |
| Exterior Wall        | Double                    | 0        | 0     |           | 0         |
| Foundation           | Masonry                   | 0        | 0     |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 0        | 1,414 | 2         | 2,333     |
| 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        | 1,414 | 0         | 0         |
| Roof Type            | Gable                     | 0        | 0     |           | 0         |
| Roofing Material     | Composition               | 0        | 1,174 | 0         | 0         |
| Built-in Appliances  | Fan/Exhaust               | 2        | 0     | 0         | 0         |
| Built-in Appliances  | Electric                  | 0        | 0     |           | 0         |
| Interior - Wall      | Panel                     | 0        | 0     |           | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0     |           | 0         |
| Windows              | Wood                      | 0        | 0     |           | 0         |
| Windows              | Metal                     | 0        | 0     |           | 0         |
| Plumbing             | Full Bath                 | 2        | 0     | 1,250     | 2,500     |
| Plumbing             | Kitchen Sink              | 2        | 0     | 400       | 800       |
| Plumbing             | Water Heater (Std)        | 2        | 0     | 350       | 700       |

### 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   | 1   | 1   | 1.0      | 0        | 1   | 0   | 0   | 0   |        |    | 1,174 | 1,174 | 0.00       | 0.00     | 68,854.52 | 68,854.52 |
| Half Story  | 1   | 1   | 0   | 0   | 1   | 1.0      | 0        | 0   | 0   | 0   | 0   |        |    | 240   | 240   | 0.00       | 0.00     | 14,524.75 | 14,524.75 |

## Residence Valuation

### Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 2     | Detached    | Unfinished    | 1.000000   | 0.910000  | 720.00 | \$18,141  | \$0                    | \$26,541           | \$24,152 |

### Garage Components

| Category          | Description   | Quantity | Area | Unit Cost | Adj. Cost |
|-------------------|---------------|----------|------|-----------|-----------|
| Ext Wall Material | T1-11         | 0        | 0    | 0         | 0         |
| Exterior Wall     | Double        | 0        | 0    | 0         | 0         |
| Roof Type         | Gable         | 0        | 0    | 0         | 0         |
| Roofing Material  | Composition   | 0        | 0    | 0         | 0         |
| Foundation        | Concrete      | 0        | 0    | 0         | 0         |
| Interior - Floor  | Concrete Slab | 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 | Wood Deck Treated | 1.00  | 1.33  | 1.00   | 0.65      | 32   | \$480     | \$0                    | \$638              | \$416 |

| 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  | 1.33  | 1.00   | 0.65      | 640  | \$1,920   | \$0                    | \$2,554            | \$848 |

## Residence Valuation

**Improvement: 2**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 130        | 2006       | 2006           | 12/01/2005     | charper      | 1.000000   | 90310 | 00000 | 00000 | 0.903100 | 1.100000 | 1.330000 |

|                             |          |
|-----------------------------|----------|
| Base Cost Value:            | \$50,704 |
| Inventory Adjustment Total: | \$3,764  |
| Adjusted Base Cost:         | \$79,686 |
| DRC:                        | \$71,965 |
| Adjudicated Value:          |          |

### Improvement Components

| Category             | Description               | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|------|-----------|-----------|
| Built-in Appliances  | Hood Fan                  | 1        | 0    | 180       | 180       |
| Ext Wall Material    | Shingle                   | 0        | 0    |           | 0         |
| Foundation           | Concrete                  | 0        | 0    |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0    |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 0        | 720  | 2         | 1,584     |
| Interior - Cabinetry | Hard Wood                 | 0        | 0    |           | 0         |
| Interior - Ceiling   | Standard                  | 0        | 0    |           | 0         |
| Interior - Electric  | 110 Volt                  | 0        | 0    |           | 0         |
| Interior - Floor     | Concrete Slab             | 0        | 0    |           | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0    |           | 0         |
| Roof Type            | Gable                     | 0        | 0    |           | 0         |
| Roofing Material     | Composition               | 0        | 0    |           | 0         |
| Windows              | Vinyl                     | 0        | 0    |           | 0         |
| Plumbing             | Full Bath                 | 1        | 0    | 1,250     | 1,250     |
| Plumbing             | Kitchen Sink              | 1        | 0    | 400       | 400       |
| Plumbing             | Water Heater (Std)        | 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   |     | 1   | 1.0      |          |     |     |     |     |        |    | 720 | 720   | 0.00       | 0.00     | 50,703.60 | 50,703.60 |

## Residence Valuation

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### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Garden Shed Conv. | 1.00     | 1.33     | 1.00      | 0.90          | 260  | \$3,770   | \$0                       | \$5,014               | \$4,528 |

| Class-<br>Other SC | Category           | Description | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Patio       | 1.00     | 1.33     | 1.00      | 0.90          | 340  | \$1,020   | \$0                       | \$1,357               | \$1,225 |

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## Residence Valuation

**Improvement: 3**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 242        | 2006       | 2006           | 10/02/2006     | charper      | 1.000000   | 90310 | 00000 | 00000 | 0.903100 | 1.000000 | 0.990000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$161,019 |
| Inventory Adjustment Total: | \$10,165  |
| Adjusted Base Cost:         | \$169,472 |
| DRC:                        | \$153,050 |
| Adjudicated Value:          |           |

### Improvement Components

| Category             | Description               | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|------|-----------|-----------|
| Ext Wall Material    | Shingle                   | 0        | 0    |           | 0         |
| Foundation           | Concrete                  | 0        | 0    |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0    |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 2        | 944  | 1,982     | 3,965     |
| Interior - Cabinetry | Hard Wood                 | 0        | 0    |           | 0         |
| Interior - Ceiling   | Standard                  | 0        | 0    |           | 0         |
| Interior - Electric  | 110 Volt                  | 0        | 0    |           | 0         |
| Interior - Floor     | Wood Subfloor             | 0        | 0    |           | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0    |           | 0         |
| Roof Type            | Gable                     | 0        | 0    |           | 0         |
| Roofing Material     | Composition               | 0        | 0    |           | 0         |
| Windows              | Vinyl                     | 0        | 0    |           | 0         |
| Plumbing             | Full Bath                 | 2        | 0    | 1,600     | 3,200     |
| Plumbing             | Half Bath                 | 2        | 0    | 650       | 1,300     |
| Plumbing             | Kitchen Sink              | 2        | 0    | 450       | 900       |
| Plumbing             | Water Heater (Std)        | 2        | 0    | 400       | 800       |

### Room Grid

| Floor Type   | Liv | Kit | Din | Fam | Bed | Full Bth | Half Bth | Uty | Oth | Gr | Gar | Area   |    |     |       | Base Cost  |          |           |           |
|--------------|-----|-----|-----|-----|-----|----------|----------|-----|-----|----|-----|--------|----|-----|-------|------------|----------|-----------|-----------|
|              |     |     |     |     |     |          |          |     |     |    |     | Unfin. | LC | Fin | Total | Unfinished | Low Cost | Finished  | Total     |
| First Floor  | 1   | 1   | 1   |     |     |          | 2        | 1   |     |    |     |        |    | 944 | 944   | 0.00       | 0.00     | 91,001.68 | 91,001.68 |
| Second Floor |     |     |     |     | 2   | 2.0      |          |     |     |    |     |        |    | 944 | 944   | 0.00       | 0.00     | 56,735.44 | 56,735.44 |

## Residence Valuation

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### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 4 - R              | Other Improvements | Cov. Porch Shed R | 1.00     | 0.99     | 1.00      | 0.90          | 40   | \$1,808   | \$0                       | \$1,790               | \$1,616 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Garden Shed Conv. | 1.00     | 0.99     | 1.00      | 0.90          | 160  | \$2,480   | \$0                       | \$2,455               | \$2,217 |

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### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s)   |            |                 |                       |                  | Program<br>Type | Land<br>Class | RMV<br>before index |
|----------------------------|------------------|------------|-----------------|-----------------------|------------------|-----------------|---------------|---------------------|
|                            | Residence        | Carport    | Garage          | Other<br>Improvements | Total            |                 |               |                     |
| 134                        | \$78,926         | \$0        | \$24,152        | \$1,264               | \$104,343        | Residential     | HS            | <u>\$44,700</u>     |
| 130                        | \$71,965         | \$0        | \$0             | \$5,753               | \$77,718         |                 |               |                     |
| 242                        | \$153,050        | \$0        | \$0             | \$3,834               | \$156,884        |                 |               |                     |
| <b>Totals:</b>             | <u>\$303,941</u> | <u>\$0</u> | <u>\$24,152</u> | <u>\$10,852</u>       | <u>\$338,944</u> |                 |               |                     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land             |                  |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV      | Cumulative Index |
| 531484      |         | 29802      |         | \$136,927        | 1.76             | <u>\$163,406</u> | <u>3.80</u>      |
| 532651      |         | 29802      |         | \$276,405        | 1.76             |                  |                  |
| 298021      |         | 29802      |         | \$183,835        | 1.76             |                  |                  |
|             |         |            |         | <u>\$597,167</u> | <u>1.76</u>      |                  |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV  | Impr RMV  | Total RMV | Land AV  | Impr AV   | Total AV  | Total Tax  |
|----------|-----------|-----------|-----------|----------|-----------|-----------|------------|
| 2023     | \$163,405 | \$631,343 | \$794,748 | \$63,686 | \$324,483 | \$388,169 | \$5,143.92 |
| 2024     | \$169,942 | \$597,167 | \$767,109 | \$65,596 | \$334,217 | \$399,813 | \$5,318.23 |