

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
30499	101	5	H	3004	81021BD00600
Owner(s):	Vera Kaarina	Situs Address: 287 SW Birch Ct Warrenton,			

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.23	\$35,500	\$4,900	\$40,400

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
142	1978	1978		rseverson	1.000000	74460	00000	00000	0.744600	1.000000	1.090000

Base Cost Value:	\$133,123
Inventory Adjustment Total:	\$8,098
Adjusted Base Cost:	\$153,930
DRC:	\$114,617
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Tongue & Groove	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,805	2	2,888
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,805	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,571	0	0
Interior - Ceiling	Vaulted	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Wall	Dry Wall	0	0		0
Interior - Wall	Wallpaper	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Electric	0	0		0
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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
Attic	0	0	0	0	0	0	0	0	2	0	0	312	0	234	546	9,617.29	0.00	13,105.87	22,723.16
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,571	1,571	0.00	0.00	110,399.45	110,399.45

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.744600	440.00	\$21,928	\$0	\$23,902	\$17,797

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Tongue & Groove	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	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	Drive Concrete	1.00	1.09	1.00	0.74	320	\$960	\$0	\$1,046	\$779

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	Patio	1.00	1.09	1.00	0.74	360	\$1,080	\$0	\$1,177	\$877

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$114,617	\$0	\$17,797	\$1,656	\$134,070	Residential	HS	\$40,400

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
304991		30499		\$308,182	2.30	\$146,603	3.77
				\$308,182			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$146,603	\$301,416	\$448,019	\$61,509	\$139,410	\$200,919	\$2,662.52
2024	\$152,467	\$308,182	\$460,649	\$63,354	\$143,592	\$206,946	\$2,752.77