

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
3155	101	4	K4	1015	41031BB00203

Owner(s): Felisky Marc K Felisky Chance	Situs Address: 79532 Ray Brown Rd Arch Cape,
--	---

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.75	\$650,000	\$20,100	\$670,100

Land Components

Category	Description
On-Site Utilities	Telephone
On-Site Improvement	Landscape-Fair
Site Adjustments	Med/Light Traffic
Site Adjustments	View-Good
On-Site Utilities	Septic System
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Neighborhood	Recreation
On-Site Utilities	Public Water
Off-Site Improvement	Gravel-Dirt Street
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 %
171	2022	2022	12/07/2022	norlaineta	0.150000	98840	00000	00000	0.988400	1.000000	1.000000

Base Cost Value:	\$849,006
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$849,006
DRC:	\$125,874
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Hot Water Baseboard	0	0		0
Roofing Material	Enamel Sheet	0	0		0
Interior - Accessory	Elevator Conventional	0	0		0
Interior - Accessory	Home Theater Sys. Best	0	0		0
Interior - Accessory	Security Sys. 24 Zones	0	0		0
Interior - Accessory	Sprinkler System	0	0		0
Built-in Appliances	Built-in Refrigerator	0	0		0
Built-in Appliances	Oven/Double	0	0		0
Built-in Appliances	Microwave	0	0		0
Built-in Appliances	Self Exh Cktp/Grill	0	0		0
Built-in Appliances	Dishwasher	0	0		0
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Toilet	0	0		0
Plumbing	Kitchen Sink	0	0		0
Plumbing	Shower Stall - Tile	0	0		0
Plumbing	Bath Tub - W/O Shower	0	0		0
Plumbing	Lavatory	0	0		0
Plumbing	Laundry Tub	0	0		0
Plumbing	Garden Tub	0	0		0

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
Basement	0	0	0	0	2	4.0	0	0	1			1,840	1,840	0.00	0.00	239,870.20	239,870.20		
First Floor	1	1	1		2	3.0						2,563	2,563	0.00	0.00	609,136.22	609,136.22		

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete		Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
			%	%					
6	Attached	Finished	0.450000	0.988400	848.00	\$77,369	(\$424)	\$76,945	\$34,224

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roofing Material	Enamel Sheet	0	848	-0.5	-424.00

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
171	\$125,874	\$0	\$34,224	\$0	\$160,097	Residential	HS	<u>\$670,100</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538904		3155		\$298,205	1.86	<u>\$1,228,598</u>	<u>1.76</u>
				<u>\$298,205</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,228,597	\$245,388	\$1,473,985	\$660,095	\$196,188	\$856,283	\$11,070.80
2024	\$1,179,454	\$298,205	\$1,477,659	\$679,897	\$230,949	\$910,846	\$12,597.51

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201209343	10/10/2012	\$850,000	30	Yes	Primary	3155	41031BB00203
					Additional	3169	41031BB00506
					Additional	3161	41031BB00402
					Additional	3162	41031BB00403
					Additional	3168	41031BB00505
