

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>
31699	401	6	B	0107	810250001000

Owner(s): **Lilley Jason H**
Lilley Rebekah M Situs Address: **92550 Fort Clatsop Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.52	\$76,160	\$10,350	\$86,510

Land Components

Category	Description
Neighborhood	Rural
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	143	1969	1987	01/01/2002	cmc cleary	1.000000	79050	00000	00000	0.790500	1.000000	0.700000
Base Cost Value:		\$175,195										
Inventory Adjustment Total:		\$18,745										
Adjusted Base Cost:		\$135,758										
DRC:		\$107,317										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Gas	0	0	0	0
Heating & Cooling	Heat Pump	0	1,655	3	5,197
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Floor	Wood Subfloor	0	2,077	0	0
Interior - Wall	Dry Wall	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	1,234	0	309
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0	0	0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Lavatory	2	0	350	700
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Toilet	2	0	300	600
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Kitchen Sink	1	0	450	450

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	2	1.0	0	0	0	0	0	0	843	843	0.00	0.00	42,966.39	42,966.39		
Basement									1			944			944	39,336.80	0.00	0.00	39,336.80	
First Floor	1	1	1	0	2	1.0	0	1	0	0	0				1,234	1,234	0.00	0.00	92,892.30	92,892.30

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.790500	528.00	\$26,199	\$132	\$18,432	\$14,570

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	528	0.25	132.00
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Wood/Bevel	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.790500	1152.00	\$35,809	\$0	\$27,573	\$21,796

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0	0	0
Exterior Wall	Single	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	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	Garden Shed Conv.	1.00	0.70	1.00	0.79	160	\$2,480	\$0	\$1,736	\$1,372

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	0.70	1.00	0.79	380	\$1,140	\$0	\$798	\$631

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	0.70	1.00	0.79	2,299	\$6,897	\$0	\$4,828	\$3,816

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Land			RMV before index
		Carport	Garage	Other Improvements	Total	Program Type	Land Class		
143	\$107,317	\$0	\$36,366	\$5,820	\$149,503	Residential	HS		\$86,510

Current RMV

Improvement					Land		Indexed RMV	Cumulative Index
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
316991		31699		\$471,507	3.15	\$224,474	2.59	
				\$471,507				

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$224,473	\$474,668	\$699,141	\$79,705	\$252,095	\$331,800	\$4,683.69
2025	\$224,474	\$471,507	\$695,981	\$82,096	\$259,657	\$341,753	\$4,821.47