Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
31729	401	6	В	0112	81025AD02000
Owner(s):	Hamby Constance	Situs Add		35086 4th Ln Astoria.	

Land Valuation

Site Fragment	Site Fragment Land Use		Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential I		Acre	1.33	\$75,587	\$10,350	\$85,937			
C	Category			Description						
Neighborhood		Suburba	ın							
On-Site Utilities		Electric	ity							
Off-Site Improveme	nt	Public A	Access							
On-Site Utilities		Public V								
On-Site Utilities										
Off-Site Improveme	nt	Asphalt	Asphalt-Concrete Street							

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Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall LCM %	LMA %
	134	1920	1920	01/01/2002	cmccleary	1.000000	35240	00000	00000	0.352400 1.100000	2).700000

Base Cost Value: \$75,499
Inventory Adjustment Total: \$10,705

Adjusted Base Cost: \$66,377 DRC: \$23,391

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	Masonary	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	1,516	2	3,305
Heating Accessory	Pellet Stove w/flue	1	0	3,950	3,950
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Comp	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	768	0	0
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	2	0	250	500
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Water Heater (Std)	1	0	350	350

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	1	1.0	0	1	0	0	0			768	768	0.00	0.00	52,622.64	52,622.64
Half Story	0	0	0	0	0	0	0	0	0	0	0			748	748	0.00	0.00	29,817.99	29,817.99

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Residence Valuation

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.63	576	\$6,368	\$0	\$6,368	\$4,042
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	1.10	0.70	1.00	0.35	176	\$7,908	\$0	\$6,089	\$2,140
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov. Porch Gab.R.	1.10	0.70	1.00	0.35	60	\$2,910	\$0	\$2,241	\$790

RMV Summary (Before Index)

		Improver	nent(s)			Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index		
134	\$23,391	\$0	\$0	\$6,977	\$30,368	Residential	HS	\$85,937		

Current RMV

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
317291		31729			3.15	\$204,575	2.59
				\$95,776			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$204,574	\$102,013	\$306,587	\$31,073	\$81,207	\$112,280	\$2,070.52
2024	\$222,986	\$95,776	\$318,762	\$32,005	\$83,643	\$115,648	\$2,125.22

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