

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
3190	101	4	K4	1015	41031BC00401

Owner(s): Ninth Cave

Situs Address: 31833 Clatsop Ln
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	0.18	\$500,000	\$18,050	\$518,050

Land Components

Category	Description
On-Site Utilities	Septic System
Site Adjustments	Top-Med/Light
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Public Access
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Site Adjustments	View-Good
Neighborhood	Recreation
On-Site Improvement	Landscape-Average
On-Site Utilities	Telephone
Site Adjustments	Top-Rough

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
157	1982	1982	10/07/2013	mpincombe	1.000000	76120	00000	00000	0.761200	1.000000	1.000000

Base Cost Value:	\$304,211
Inventory Adjustment Total:	\$32,439
Adjusted Base Cost:	\$336,650
DRC:	\$256,258
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	2,573	2	6,304
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	3,142	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,502	0	225
Windows	Metal	0	0		0
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Heating Accessory	Wood Stove Hearth - Avg	1	0	3,160	3,160
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Built-in Appliances	Oven/Single	2	0	870	1,740
Built-in Appliances	Deluxe Range	1	0	900	900
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Bath Tub - Shower	2	0	1,400	2,800
Plumbing	Hot Tub 7'x6'	1	0	3,000	3,000
Plumbing	Hot Tub 7'x6'	1	0	3,000	3,000
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Toilet	4	0	450	1,800
Plumbing	Kitchen Sink	1	0	600	600

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
Basement	0	0	0	1	0	1.0	0	0	1	0	0	0	0	720	720	0.00	0.00	60,693.20	60,693.20
First Floor	1	1	1	0	0	0	1	0	0	0	0			1,502	1,502	0.00	0.00	145,116.40	145,116.40
Second Floor	0	0	0	0	2	2.0	0	0	0	0	0			1,640	1,640	0.00	0.00	98,401.20	98,401.20

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.761200	240.00	\$21,430	(\$24)	\$21,406	\$16,294

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition	0	0	-24	-24.00
Roof Type	Gable	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.761200	240.00	\$21,430	(\$24)	\$21,406	\$16,294

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	Wood/Bevel	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	1.00	1.00	0.76	143	\$644	\$0	\$644	\$490

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	1.00	1.00	0.76	436	\$7,412	\$0	\$7,412	\$5,642

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.76	790	\$13,430	\$0	\$13,430	\$10,223

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.76	18	\$306	\$0	\$306	\$233

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Garden Greenhouse	1.00	1.00	1.00	0.76	216	\$6,610	\$0	\$6,610	\$5,031

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Patio	1.00	1.00	1.00	0.76	42	\$189	\$0	\$189	\$144

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
157	\$256,258	\$0	\$16,294	\$21,763	\$294,315	Residential	HS	\$518,050

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
31901		3190		\$498,866	1.70	\$911,828	1.60
				\$498,866			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$911,828	\$552,238	\$1,464,066	\$379,887	\$441,208	\$821,095	\$11,362.71
2025	\$829,763	\$498,866	\$1,328,629	\$391,283	\$454,444	\$845,727	\$11,730.85