

# 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>
32049	101	5	H	3010	81027BC01700

Owner(s): <b>Yuill Kenneth J</b> <b>Yuill Kenneth J Revocable Trust</b>	Situs Address:	<b>626 Alt Hwy 101</b> <b>Warrenton,</b>
--	----------------	---

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.27	\$29,953	\$0	\$34,683
	Residential	HS	Site		\$0	\$2,400	\$2,400

### Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Improvement	Landscape-Fair
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Public Water

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
130	1940	1979		ncorkill	1.000000	75240	00000	00000	0.752400	1.100000	1.330000

Base Cost Value:	\$66,696
Inventory Adjustment Total:	\$4,738
Adjusted Base Cost:	\$104,507
DRC:	\$78,631
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	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	1,120	2	2,128
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,120	0	0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Composition	0	1,120	0	0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Electric	0	0		0
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Lavatory	1	0	250	250
Plumbing	Bath Tub - Door	1	0	90	90
Plumbing	Toilet	1	0	250	250

### 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
First Floor	1	1	0	0	2	1.0	0	1	0	0	1			1,120	1,120	0.00	0.00	66,695.60	66,695.60

**Garage  
Residence Valuation**

Class	Garage Type	Garage Finish	Complete %	Over- all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.752400	680.00	\$25,216	\$350	\$37,403	\$28,142

**Garage Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Foundation	Concrete		0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
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
3 - R	Other Improvements	Roof/ House Extension	1.10	1.33	1.00	0.75	73	\$664	\$0	\$972	\$731

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
130	\$78,631	\$0	\$28,142	\$731	\$107,504	Residential	HS	\$34,683
						Residential	HS	\$2,400
							Total:	<u>\$37,083</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
320491		32049		\$247,118	2.30	<u>\$134,567</u>	<u>3.77</u>
				<u>\$247,118</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$134,566	\$241,355	\$375,921	\$29,578	\$102,337	\$131,915	\$1,748.10
2024	\$139,949	\$247,118	\$387,067	\$30,465	\$105,407	\$135,872	\$1,807.34