

# 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>
3214	101	4	K4	1015	41031BC00809

Owner(s): **Lunde Lynn A  
Carlo David G Trust**

Situs Address: **79370 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	0.37	\$561,901	\$24,105	\$586,006

### Land Components

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

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1973	2009	10/04/2013	cmccleary	1.000000	91730	00000	00000	0.917300	1.000000	1.000000

Base Cost Value:	\$135,717
Inventory Adjustment Total:	\$15,756
Adjusted Base Cost:	\$151,473
DRC:	\$138,946
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Dishwasher	1	0	480	480
Ext Wall Material	Channel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,560	2	3,666
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,320	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,320	0	330
Windows	Vinyl	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

### 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	1	1	0	0	0	0	0	0	0	0	480	480	0.00	0.00	38,356.80	38,356.80
First Floor	1	1	1	0	3	2.0	0	0	0	0	1			1,320	1,320	0.00	0.00	97,360.00	97,360.00

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.717300	572.00	\$27,795	\$143	\$27,938	\$20,040

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	143	143.00
Ext Wall Material	Channel	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	Wood Deck Treated	1.00	1.00	1.00	0.92	324	\$5,508	\$0	\$5,508	\$5,052

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.92	300	\$14,550	\$0	\$14,550	\$13,347

## Residence Valuation

### 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	Patio Agg, Conc,	1.00	1.00	1.00	0.92	270	\$1,755	\$0	\$1,755	\$1,610

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	0.92	440	\$1,980	\$0	\$1,980	\$1,816

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
141	\$138,946	\$0	\$20,040	\$21,825	\$180,811	Residential	HS	<u>\$586,006</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
32141		3214		\$336,788	1.86	<u>\$1,074,415</u>	<u>1.76</u>
				<u>\$336,788</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$1,074,415	\$352,949	\$1,427,364	\$366,042	\$234,955	\$600,997	\$7,789.97
2024	\$1,031,438	\$336,788	\$1,368,226	\$377,023	\$242,003	\$619,026	\$8,582.68