

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>
32531	101	5	F7	3004	81029BA00400

Owner(s): **Murray Tyler**
Murray Michelle

Situs Address: **1360 SW Pine Dr**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.28	\$72,400	\$17,500	\$89,900

Land Components

Category	Description
On-Site Utilities	Septic System
Water Front	Lake
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Good
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
Neighborhood	Suburban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
151	1999	1999	01/01/2000	cmccleary	1.000000	86330	00000	00000	0.863300	1.000000	1.080000

Base Cost Value:	\$315,069
Inventory Adjustment Total:	\$20,830
Adjusted Base Cost:	\$362,771
DRC:	\$313,181
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,846	2	4,753
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,194	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	2,242	1	1,457
Windows	Wood	0	0		0
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Wood/Bevel	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Range/Drop-In	1	0	900	900
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Lavatory	3	0	500	1,500
Plumbing	Toilet	3	0	450	1,350
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Bar Sink	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	900	900

Residence Valuation

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	0	1	0	1	0	1	0	1	0	683	1,276	1,959	0.00	36,594.41	88,440.51	125,034.92
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			2,242	2,242	0.00	0.00	190,034.40	190,034.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.863300	576.00	\$36,975	\$1,274	\$41,309	\$35,662

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	0	374.4	374.40
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	2	0	450	900.00
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	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	Wood Deck Treated	1.00	1.08	1.00	0.86	216	\$3,240	\$0	\$3,499	\$3,021

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	Wood Deck Treated	1.00	1.08	1.00	0.86	36	\$540	\$0	\$583	\$503

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 Flagstone/Conc.	1.00	1.08	1.00	0.86	356	\$5,518	\$0	\$5,959	\$5,145

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 Exposed Agg	1.00	1.08	1.00	0.86	568	\$2,272	\$0	\$2,454	\$2,118

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Shed R	1.00	1.08	1.00	0.86	69	\$3,119	\$0	\$3,368	\$2,908

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 Exposed Agg	1.00	1.08	1.00	0.86	220	\$880	\$0	\$950	\$820

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	Asphalt Drive	1.00	1.08	1.00	0.86	4,460	\$13,380	\$0	\$14,450	\$12,475

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
151	\$313,181	\$0	\$35,662	\$26,991	\$375,834	Residential	HS	<u>\$89,900</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
325311		32531		\$841,178	2.24	<u>\$309,712</u>	<u>3.58</u>
				<u>\$841,178</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$309,711	\$822,164	\$1,131,875	\$86,075	\$352,529	\$438,604	\$5,812.29
2024	\$322,100	\$841,178	\$1,163,278	\$88,657	\$363,104	\$451,761	\$6,009.26