

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>
32785	101	5	N	3006	81033D000600

Owner(s): **Palmrose Troy Allen**
Palmrose Mary

Situs Address: **33389 Perkins Ln**
Warrenton,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.91	\$47,100	\$13,900	\$61,000

Land Components

Category	Description
On-Site Utilities	Septic System
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
Neighborhood	Suburban
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Cable Tv
Site Adjustments	Med/Light Traffic
On-Site Utilities	Gas

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2020	2020			1.000000	97830	00000	00000	0.978300	1.000000	1.250000

Base Cost Value:	\$227,473
Inventory Adjustment Total:	\$41,516
Adjusted Base Cost:	\$336,235
DRC:	\$328,939
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	3,156	2	6,628
Heating Accessory	Wood Stove w/flue	2	0	2,880	5,760
Interior - Accessory	Sprinkler System	0	3,864	2	5,796
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,448	0	612
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	2	0	480	960
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Microwave	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	5	0	300	1,500
Plumbing	Lavatory	6	0	350	2,100
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	2	0	400	800

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
First Floor	2	2	2		2	2.0	1	2						2,448	2,448	0.00	0.00	155,959.60	155,959.60
Second Floor					2	2.0			1					1,416	1,416	0.00	0.00	71,512.96	71,512.96

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.978300	840.00	\$37,518	\$1,010	\$48,160	\$47,115

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	400	800.00
Roofing Material	Composition Arch	0	840	0.25	210.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Feeder Barn	1.00	1.00	1.00	0.77	1,200	\$8,669	\$0	\$8,669	\$6,696

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	1.25	1.00	0.98	110	\$5,335	\$0	\$6,669	\$6,524

Residence Valuation

Other Improvements

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	1.25	1.00	0.98	30	\$1,455	\$0	\$1,819	\$1,779

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	1.25	1.00	0.98	168	\$8,148	\$0	\$10,185	\$9,964

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	1.25	1.00	0.98	136	\$6,596	\$0	\$8,245	\$8,066

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.25	1.00	0.98	126	\$378	\$0	\$473	\$462

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	1.25	1.00	0.98	262	\$786	\$0	\$983	\$961

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	1.25	1.00	0.98	964	\$2,892	\$0	\$3,615	\$3,537

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
146	\$328,939	\$0	\$47,115	\$37,989	\$414,043	Residential	HS	<u>\$61,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538120		32785		\$972,482	2.35	<u>\$170,467</u>	<u>2.91</u>
				<u>\$972,482</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$170,466	\$949,110	\$1,119,576	\$68,029	\$443,250	\$511,279	\$6,696.16
2024	\$177,285	\$972,482	\$1,149,767	\$70,069	\$456,547	\$526,616	\$6,899.44