

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>
32923	401	6	B	0107	810360002701

Owner(s): **Hulon Jama**

Situs Address: **34629 Clatsop View Ln
Astoria,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	2.01	\$81,267	\$10,350	\$91,617

Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Public Water
On-Site Utilities	Septic System
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1956	1956	05/25/2006	rseverson	1.000000	62870	00000	00000	0.628700	1.000000	1.700000

Base Cost Value:	\$187,870
Inventory Adjustment Total:	\$17,560
Adjusted Base Cost:	\$143,801
DRC:	\$90,408
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Heat Pump	0	2,064	3	5,366
Interior - Floor	Wood Subfloor	0	1,376	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	1,376	0	0
Roofing Material	Composition Arch	0	1,376	0	344
Heating Accessory	2 Story Chimney	1	0	1,010	1,010
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	2	0	350	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Toilet	2	0	300	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	0	0	0	0	0	0	0	0	0	0	1,376	1,376	0.00	0.00	87,600.96	87,600.96
First Floor	1	1	1	0	3	1.0	0	0	0	0	0			1,376	1,376	0.00	0.00	100,269.20	100,269.20

Carport Residence Valuation

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Flat	1.000000	0.628700	378.00	\$10,589.48	(\$945.00)	\$6,751.14	\$4,244.44

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	378	-2.5	-945.00

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.628700	462.00	\$22,672	\$116	\$15,952	\$10,029

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Composition Arch	0	462	0.25	115.50
Ext Wall Material	T1-11	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
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.90	1,500	\$21,610	\$0	\$21,610	\$19,516

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	0.70	1.00	0.63	440	\$1,320	\$0	\$924	\$581

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	Shed Plywood Gable	1.00	0.70	1.00	0.38	64	\$1,088	(\$500)	\$412	\$156

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	End Wall- Open	0	24	:333333333	-500.00

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	\$90,408	\$4,244	\$10,029	\$20,253	\$124,934	Residential	HS		\$91,617

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
329231		32923		\$394,020	3.15	\$218,097	2.59
				\$394,020			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$218,097	\$420,157	\$638,254	\$84,259	\$171,434	\$255,693	\$3,942.26
2024	\$237,725	\$394,020	\$631,745	\$86,786	\$176,577	\$263,363	\$4,082.41