

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>
33003	401	6	D	0403	907260000500

Owner(s):	Smith C A/Lenna And Harding A/Bradbury J A (c) Rudat Mary Jo	Situs Address:	95277 Rudat Rd Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	12.33	\$103,660	\$25,640	\$129,300

Land Components

Category	Description
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
126	1910	1930	10/05/2011	cleader	1.000000	4524	0000	0000	0.452400	1.000000	1.000000

Base Cost Value:	\$65,040
Inventory Adjustment Total:	\$4,950
Adjusted Base Cost:	\$69,990
DRC:	\$31,664
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Deluxe Range	1	0	550	550
Exterior Wall	Double	0	0		0
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	1,410	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,046	0	0
Foundation	Masonry	0	0		0
Foundation	Frame	0	0		0
Plumbing	Lavatory	1	0	200	200
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Toilet	1	0	200	200
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	750	750
Windows	Single	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0

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	
First Floor	1	1	1	0	2	1.0	0	0	0	0	0	0	0	0	1,046	1,046	0.00	0.00	48,428.94	48,428.94
Second Floor	0	0	0	0	2	0	0	0	0	0	0	0	0	0	364	364	0.00	0.00	16,611.48	16,611.48

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.45	288	\$8,093	\$0	\$8,093	\$3,661

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Loft Barn	1.00	1.00	1.00	0.45	936	\$29,000	\$0	\$29,000	\$13,119

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.45	42	\$2,037	\$0	\$2,037	\$922

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
126	\$31,664	\$0	\$0	\$17,702	\$49,366	Residential	HS	<u>\$129,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
330031		33003		\$105,739	2.14	<u>\$259,682</u>	<u>2.19</u>
				<u>\$105,739</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$259,682	\$112,488	\$372,170	\$71,699	\$41,088	\$112,787	\$1,773.74
2024	\$283,053	\$105,739	\$388,792	\$73,849	\$42,320	\$116,169	\$1,830.41