

# 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>    |
|-----------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------|-----------|-----------------|---------------------|
| <b>33064</b>                                                                                  | <b>401</b>            | <b>6</b>                                                   | <b>D</b>  | <b>0403</b>     | <b>907350000802</b> |
| Owner(s): <b>Affolter Ernest J</b><br><b>Affolter Angela M</b><br><b>Affolter Ernest John</b> |                       | Situs Address: <b>94566 Mustonen Rd</b><br><b>Astoria,</b> |           |                 |                     |

## 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             | 4.44                 | \$85,320          | \$51,280           | \$136,600            |

## Land Components

| <u>Category</u> | <u>Description</u> |
|-----------------|--------------------|
| Neighborhood    | Rural              |

# Residence Valuation

Improvement: 1

| Stat<br>Class | Year<br>Built | Effective<br>Year | Appraisal<br>Date | Appraiser<br>Id | Complete<br>% | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|---------------|---------------|-------------------|-------------------|-----------------|---------------|-------|-------|-------|----------|----------|----------|
| 120           | 1971          | 1971              | 09/29/2011        | cleader         | 1.000000      | 70650 | 00000 | 00000 | 0.706500 | 1.000000 | 1.000000 |

|                             |          |
|-----------------------------|----------|
| Base Cost Value:            | \$45,018 |
| Inventory Adjustment Total: | \$9,055  |
| Adjusted Base Cost:         | \$54,073 |
| DRC:                        | \$38,202 |
| Adjudicated Value:          |          |

## Improvement Components

| Category             | Description               | Quantity | Area | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|------|-----------|-----------|
| Ext Wall Material    | B & B                     | 0        | 0    |           | 0         |
| Exterior Wall        | Double                    | 0        | 0    |           | 0         |
| Foundation           | Concrete                  | 0        | 0    |           | 0         |
| Heat & Cool Fuel     | Electricity               | 0        | 0    |           | 0         |
| Heating & Cooling    | Baseboard & Wall or Cable | 0        | 836  | 2         | 1,672     |
| Interior - Cabinetry | Soft Wood                 | 0        | 0    |           | 0         |
| Interior - Ceiling   | Standard                  | 0        | 0    |           | 0         |
| Interior - Electric  | 220 Volt                  | 0        | 0    |           | 0         |
| Interior - Floor     | Wood Subfloor             | 0        | 836  | 0         | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0    |           | 0         |
| Roof Type            | Gable                     | 0        | 836  | 0         | 0         |
| Roofing Material     | Composition Arch          | 0        | 836  | 0         | 293       |
| Heating Accessory    | Single Fireplace          | 1        | 0    | 2,690     | 2,690     |
| Heating Accessory    | Wood Stove w/flue         | 1        | 0    | 2,600     | 2,600     |
| Windows              | Double                    | 0        | 0    |           | 0         |
| Windows              | Metal                     | 0        | 0    |           | 0         |
| Plumbing             | Bath Tub - Shower         | 1        | 0    | 750       | 750       |
| Plumbing             | Water Heater (Std)        | 1        | 0    | 300       | 300       |
| Plumbing             | Toilet                    | 1        | 0    | 200       | 200       |
| Plumbing             | Lavatory                  | 1        | 0    | 200       | 200       |
| Plumbing             | Kitchen Sink              | 1        | 0    | 350       | 350       |

## Room Grid

| Floor Type  | Liv | Kit | Din | Fam | Bed | Full<br>Bth | Half<br>Bth | Uty | Oth | Grt | 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   |        |    | 836 | 836   | 0.00       | 0.00     | 41,522.04 | 41,522.04 |

## Residence Valuation

### Carport

| Class | Carport Type | Carport Design | Complete % | Overall % | Size   | Base Cost  | Inventory Adjust Total | Adjusted Base Cost | DRC        |
|-------|--------------|----------------|------------|-----------|--------|------------|------------------------|--------------------|------------|
| 3     | Attached     | Flat           | 1.000000   | 0.897500  | 240.00 | \$5,322.60 | \$528.00               | \$6,728.19         | \$6,038.55 |

### Carport Components

| Category         | Description   | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|---------------|----------|------|-----------|-----------|
| Interior - Floor | Concrete Slab | 0        | 240  | 0         | 0         |
| Roofing Material | Enamel Sheet  | 0        | 240  | 2.2       | 528.00    |

| Class | Carport Type | Carport Design | Complete % | Overall % | Size   | Base Cost  | Inventory Adjust Total | Adjusted Base Cost | DRC        |
|-------|--------------|----------------|------------|-----------|--------|------------|------------------------|--------------------|------------|
| 3     | Attached     | Flat           | 1.000000   | 0.869100  | 240.00 | \$5,322.60 | \$48.00                | \$6,176.19         | \$5,367.73 |

### Carport Components

| Category         | Description  | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------|----------|------|-----------|-----------|
| Roofing Material | Enamel Sheet | 0        | 240  | 2.2       | 528.00    |
| Interior - Floor | Gravel/Dirt  | 0        | 240  | -2        | -480.00   |

| Class | Carport Type | Carport Design | Complete % | Overall % | Size   | Base Cost  | Inventory Adjust Total | Adjusted Base Cost | DRC        |
|-------|--------------|----------------|------------|-----------|--------|------------|------------------------|--------------------|------------|
| 3     | Attached     | Flat           | 1.000000   | 0.869100  | 240.00 | \$5,322.60 | \$48.00                | \$6,176.19         | \$5,367.73 |

### Carport Components

| Category         | Description  | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------|----------|------|-----------|-----------|
| Roofing Material | Enamel Sheet | 0        | 240  | 2.2       | 528.00    |
| Interior - Floor | Gravel/Dirt  | 0        | 240  | -2        | -480.00   |

## Residence Valuation

### Carport

| Class | Carport Type | Carport Design | Complete % | Overall % | Size   | Base Cost   | Inventory Adjust Total | Adjusted Base Cost | DRC         |
|-------|--------------|----------------|------------|-----------|--------|-------------|------------------------|--------------------|-------------|
| 4     | Attached     | Same as House  | 1.000000   | 0.925500  | 336.00 | \$10,536.00 | (\$134.40)             | \$10,921.68        | \$10,108.01 |

### Carport Components

| Category         | Description  | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------|----------|------|-----------|-----------|
| Roofing Material | Enamel Sheet | 0        | 336  | 2.1       | 705.60    |
| Interior - Floor | Gravel/Dirt  | 0        | 336  | -2.5      | -840.00   |

| Class | Carport Type | Carport Design | Complete % | Overall % | Size   | Base Cost  | Inventory Adjust Total | Adjusted Base Cost | DRC        |
|-------|--------------|----------------|------------|-----------|--------|------------|------------------------|--------------------|------------|
| 2     | Attached     | Flat           | 1.000000   | 0.706500  | 220.00 | \$4,926.80 | (\$440.00)             | \$4,486.80         | \$3,169.92 |

### Carport Components

| Category         | Description | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|-------------|----------|------|-----------|-----------|
| Roofing Material | Fiberglass  | 0        | 220  | 0         | 0         |
| Interior - Floor | Gravel/Dirt | 0        | 220  | -2        | -440.00   |

### 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 | Cov.Porch/Slab/Simp. | 1.00  | 1.00  | 1.00   | 0.71      | 80   | \$2,928   | \$0                    | \$2,928            | \$2,069 |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category     | Description   | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC   |
|--------------------|--------------|---------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - A            | Outbuildings | Lean-to/light | 1.00     | 1.00     | 1.00      | 0.93          | 160  | \$640     | \$0                       | \$640                 | \$592 |

| Class-<br>Other SC | Category     | Description   | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------|---------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - A            | Outbuildings | Lean-to/heavy | 1.00     | 1.00     | 1.00      | 0.90          | 288  | \$1,308   | \$0                       | \$1,308               | \$1,174 |

### Other Components

| Class-<br>Other SC | Category     | Description     | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------|-----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
|                    |              |                 |          |          |           |               |      |           |                           |                       |         |
| 4 - A              | Outbuildings | General Purpose | 1.00     | 1.00     | 1.00      | 0.87          | 576  | \$6,368   | \$3,111                   | \$9,479               | \$8,238 |

### Other Components

| Class-<br>Other SC | Category     | Description     | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC      |
|--------------------|--------------|-----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
|                    |              |                 |          |          |           |               |      |           |                           |                       |          |
| 4 - A              | Outbuildings | General Purpose | 1.00     | 1.00     | 1.00      | 0.90          | 864  | \$9,248   | \$3,637                   | \$12,885              | \$11,564 |

### Other Components

| Category         | Description                 | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|-----------------------------|----------|------|-----------|-----------|
| Interior - Floor | Concrete Slab               | 0        | 864  | 2.89      | 2496.96   |
| Roofing Material | Baked Enamel                | 0        | 864  | 0.22      | 190.08    |
| Electrical       | Service 100 amp             | 0        | 0    | 0         | 0         |
| Electrical       | Wiring per outlet 110 volts | 10       | 0    | 70        | 700.00    |
| Electrical       | Wiring per outlet 220       | 1        | 0    | 250       | 250.00    |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Wood Deck Treated | 1.00     | 1.00     | 1.00      | 0.87          | 216  | \$3,240   | \$0                       | \$3,240               | \$2,816 |

| Class-<br>Other SC | Category           | Description          | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|----------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | W Deck w/Light Cover | 1.00     | 1.00     | 1.00      | 0.87          | 130  | \$3,965   | \$0                       | \$3,965               | \$3,446 |

| Class-<br>Other SC | Category     | Description     | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------|-----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 4 - A              | Outbuildings | General Purpose | 1.00     | 1.00     | 1.00      | 0.71          | 600  | \$6,576   | \$3,194                   | \$9,770               | \$6,903 |

### Other Components

| Category         | Description                 | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|-----------------------------|----------|------|-----------|-----------|
| Interior - Floor | Concrete Slab               | 0        | 600  | 2.89      | 1734.00   |
| Electrical       | Service 60 amp              | 1        | 0    | 900       | 900.00    |
| Electrical       | Wiring per outlet 110 volts | 8        | 0    | 70        | 560.00    |

# Residence Valuation

Improvement: 2

| Stat<br>Class | Year<br>Built | Effective<br>Year | Appraisal<br>Date | Appraiser<br>Id | Complete<br>% | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|---------------|---------------|-------------------|-------------------|-----------------|---------------|-------|-------|-------|----------|----------|----------|
| 151           | 2018          | 2018              | 01/11/2019        | llindberg       | 1.000000      | 96820 | 00000 | 65890 | 0.637950 | 1.000000 | 1.000000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$233,528 |
| Inventory Adjustment Total: | \$23,776  |
| Adjusted Base Cost:         | \$257,304 |
| DRC:                        | \$164,147 |
| Adjudicated Value:          |           |

## Improvement Components

| Category            | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|---------------------|---------------------------|----------|-------|-----------|-----------|
| Foundation          | Concrete                  | 0        | 0     |           | 0         |
| Heat & Cool Fuel    | Electricity               | 0        | 0     |           | 0         |
| Heating & Cooling   | Heat Pump                 | 0        | 1,941 | 3         | 5,745     |
| Heating Accessory   | Pellet Stove w/flue       | 1        | 0     | 4,510     | 4,510     |
| Interior - Floor    | Wood Subfloor             | 0        | 1,471 | 0         | 0         |
| Roofing Material    | Composition Arch          | 0        | 1,471 | 0         | 221       |
| Windows             | Vinyl                     | 0        | 0     |           | 0         |
| Ext Wall Material   | Hd Bd                     | 0        | 0     |           | 0         |
| Ext Wall Material   | Brick Veneer              | 0        | 0     |           | 0         |
| Built-in Appliances | Hood Fan                  | 1        | 0     | 410       | 410       |
| Built-in Appliances | Microwave                 | 1        | 0     | 520       | 520       |
| Built-in Appliances | Dishwasher                | 1        | 0     | 720       | 720       |
| Plumbing            | Kitchen Sink              | 1        | 0     | 600       | 600       |
| Plumbing            | Garden Tub                | 1        | 0     | 2,500     | 2,500     |
| Plumbing            | Shower Stall - Fiberglass | 1        | 0     | 1,600     | 1,600     |
| Plumbing            | Shower Stall - Tile       | 1        | 0     | 2,600     | 2,600     |
| Plumbing            | Toilet                    | 3        | 0     | 450       | 1,350     |
| Plumbing            | Lavatory                  | 4        | 0     | 500       | 2,000     |
| Plumbing            | Laundry Tub               | 1        | 0     | 550       | 550       |
| Plumbing            | Water Heater (Std)        | 1        | 0     | 450       | 450       |

## Room Grid

| Floor Type  | Liv | Kit | Din | Fam | Bed | Full<br>Bth | Half<br>Bth | Uty | Oth | Grt | Gar | Area   |    |       |       | Base Cost  |          |            |            |
|-------------|-----|-----|-----|-----|-----|-------------|-------------|-----|-----|-----|-----|--------|----|-------|-------|------------|----------|------------|------------|
|             |     |     |     |     |     |             |             |     |     |     |     | Unfin. | LC | Fin   | Total | Unfinished | Low Cost | Finished   | Total      |
| Basement    |     |     |     | 1   | 2   | 1.0         |             |     | 1   |     |     | 530    |    | 941   | 1,471 | 22,344.98  | 0.00     | 67,948.57  | 90,293.55  |
| First Floor | 1   | 1   | 1   |     | 1   | 1.0         | 1           | 1   |     |     | 1   |        |    | 1,471 | 1,471 | 0.00       | 0.00     | 143,234.70 | 143,234.70 |

## Residence Valuation

### Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 5     | Attached    | Finished      | 1.000000   | 0.637950  | 506.00 | \$33,926  | \$526                  | \$34,452           | \$21,979 |

### Garage Components

| Category         | Description        | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------------|----------|------|-----------|-----------|
| Garage Component | Garage Door Opener | 1        | 0    | 450       | 450.00    |
| Roofing Material | Composition Arch   | 0        | 506  | 0.15      | 75.90     |

### Other Improvements

| Class-<br>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 Gab.R. | 1.00  | 1.00  | 1.00   | 0.64      | 97   | \$4,705   | \$0                    | \$4,705            | \$3,001 |

| Class-<br>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 Gab.R. | 1.00  | 1.00  | 1.00   | 0.64      | 98   | \$4,753   | \$0                    | \$4,753            | \$3,032 |

| Class-<br>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   | 0.64      | 142  | \$2,130   | \$0                    | \$2,130            | \$1,359 |



## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Patio       | 1.00     | 1.00     | 1.00      | 0.64          | 790  | \$2,370   | \$0                       | \$2,370               | \$1,512 |

| Class-<br>Other SC | Category           | Description    | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC   |
|--------------------|--------------------|----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R            | Other Improvements | Drive Concrete | 1.00     | 1.00     | 1.00      | 0.64          | 440  | \$1,320   | \$0                       | \$1,320               | \$842 |

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |          |          |                       |           | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|----------|----------|-----------------------|-----------|-----------------|------------|---------------------|
|                            | Residence      | Carport  | Garage   | Other<br>Improvements | Total     |                 | Land Class |                     |
| 120                        | \$38,202       | \$30,052 | \$0      | \$36,801              | \$105,055 | Residential     | HS         | \$136,600           |
| 151                        | \$164,147      | \$0      | \$21,979 | \$9,746               | \$195,872 |                 |            |                     |
| Totals:                    | \$202,350      | \$30,052 | \$21,979 | \$46,547              | \$300,928 |                 |            |                     |

### Current RMV

| Improvement |         |            |         |             |                  | Land        |                  |
|-------------|---------|------------|---------|-------------|------------------|-------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV | Cumulative Index | Indexed RMV | Cumulative Index |
| 537594      |         | 33064      |         | \$419,548   | 2.14             | \$274,343   | 2.19             |
| 330641      |         | 33064      |         | \$196,744   | 2.14             |             |                  |
|             |         |            |         | \$616,292   | 2.14             |             |                  |

### 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            | \$274,343       | \$658,982       | \$933,325        | \$83,568       | \$326,074      | \$409,642       | \$5,754.07       |
| 2024            | \$299,033       | \$616,292       | \$915,325        | \$86,075       | \$335,856      | \$421,931       | \$5,959.98       |