

# 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.*

Account ID	Property Class	X Number	MA	NH	Tax Code	TaxMapKey
33920	009	00163049	6	D	0414	80827A001601

Owner(s): **Larson Clark V**

Situs Address: **91941 George Hill Rd  
Astoria,**

## Residence Valuation

Improvement: 1	Stat	Year	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	Class	Built										
	192	1980	1992	01/27/2012	bcatching	1.000000	3500	0000	0000	0.350000	2.000000	1.000000

Base Cost Value:	\$54,128
Inventory Adjustment Total:	\$12,792
Adjusted Base Cost:	\$133,839
DRC:	\$46,844
Adjudicated Value:	

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfn.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1			3	2.0		1						1,440	1,440	0.00	0.00	54,127.60	54,127.60

## 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 Fir	1.00	1.00	1.00	0.76	192	\$2,285	\$0	\$2,285	\$1,727

---

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)				Total
	Residence	Carport	Garage	Other Improvements	
192	\$46,844	\$0	\$0	\$1,727	\$48,570

### Current RMV

Improvement					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index
522120		33920		\$48,570	1.00
				<b>\$48,570</b>	

---

### Certified Tax Roll Value

---

<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			\$41,632			\$34,826	\$480.70
2024			\$48,570			\$35,870	\$498.18