

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
3654	401	2	J	0802	507280000800

Owner(s): **Alderson Charles Davis/Lola J**      Situs Address: **80719 Hwy 103 Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	3.78	\$16,518	\$4,500	\$21,018

### Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Septic System
Site Adjustments	Med/Light Traffic
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Top-Med/Light
Rural	Homesite-Average
On-Site Utilities	Private Well
Off-Site Improvement	Public Access

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
136	1980	1980		vfagan	1.000000	75570	00000	00000	0.755700	1.100000	0.770000

Base Cost Value:	\$93,779
Inventory Adjustment Total:	\$8,826
Adjusted Base Cost:	\$86,907
DRC:	\$65,675
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	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,056	2	2,006
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
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	1,680	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,056	0	0
Windows	Metal	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Lavatory	2	0	250	500
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Bath Tub - Shower	1	0	750	750

## Residence Valuation

### 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	0	0	2	1.0	0	1	0	0	1			1,056	1,056	0.00	0.00	64,136.88	64,136.88
Second Floor	0	0	0	0	1	1.0	0	0	1	0	0			624	624	0.00	0.00	29,642.04	29,642.04

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.755700	480.00	\$19,074	\$8,262	\$23,153	\$17,497

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	720	0	0
Garage Component	Garage Attic Area	0	1620	5.1	8262.00
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition	0	0	0	0
Ext Wall Material	T1-11	0	0	0	0

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Detached	Unfinished	1.000000	0.755700	720.00	\$24,464	\$0	\$20,721	\$15,659

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
0					

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Pump House	1.00	0.77	1.00	0.76	40	\$2,480	\$0	\$1,910	\$1,443

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Canopy Roof	1.00	0.77	1.00	0.76	240	\$2,400	\$0	\$1,848	\$1,397

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
136	\$65,675	\$0	\$33,156	\$2,840	\$101,671	Residential	HS	<u>\$21,018</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
36541		3654		\$220,256	2.17	<u>\$242,028</u>	<u>12.55</u>
				<u>\$220,256</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$242,028	\$236,021	\$478,049	\$98,783	\$165,814	\$264,597	\$2,676.37
2024	\$263,810	\$220,256	\$484,066	\$101,746	\$170,788	\$272,534	\$2,764.17