

# 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.*

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
3974	401	2	J	0802	507330000102

Owner(s): **Powers Michael David**  
**Powers Marcelle MaryLee**

Situs Address:

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	5.00	\$19,719	\$2,282	\$22,001

### Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Rural
Water Front	River-Creek
Off-Site Improvement	Public Access
Site Adjustments	Top-Med/Light

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
300	1980	1980			1.000000	75570	00000	00000	0.755700	1.100000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.76	2,400	\$21,096	\$0	\$21,096	\$17,058

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.76	1,440	\$5,760	\$0	\$5,760	\$4,658

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
300	\$0	\$0	\$0	\$21,716	\$21,716	Residential	VHS	<u>\$22,001</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
524716		3974		\$47,044	2.17	<u>\$253,347</u>	<u>12.55</u>
				<u>\$47,044</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$253,346	\$50,411	\$303,757	\$60,284	\$18,378	\$78,662	\$874.28
2024	\$276,148	\$47,044	\$323,192	\$62,092	\$18,929	\$81,021	\$903.67