

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
4277	401	2	N	1014	509210000301

Owner(s): **Cordas Rachel Marie**

Situs Address: **36927 Hwy 26  
Seaside,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.92	\$19,312	\$4,500	\$23,812

### Land Components

Category	Description
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
Neighborhood	Rural
On-Site Utilities	Septic System
On-Site Improvement	Landscape-Fair
On-Site Utilities	Private Well
Rural	Homesite-Average
Off-Site Improvement	Asphalt-Concrete Street

# Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1930	1928	07/01/2014	sgibson	1.000000	4524	0000	0000	0.452400	1.100000	0.850000

Base Cost Value:	\$66,025
Inventory Adjustment Total:	\$8,560
Adjusted Base Cost:	\$69,737
DRC:	\$31,549
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	Frame	0	1,581	-1	-1,897
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Floor/Wall Furnace	0	1,581	2	3,399
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	1,581	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Enamel Sheet	0	1,581	2	3,478
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Windows	Single	0	0		0
Windows	Wood	0	0		0
Windows	Metal	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	2	0	200	400
Plumbing	Toilet	2	0	200	400
Plumbing	Kitchen Sink	1	0	350	350
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200

## Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1	0	3	2.0	0	1	0	0	0	1,581	1,581	0.00	0.00	66,025.09	66,025.09		

## Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2	Detached	Unfinished	1.000000	0.352400	570.00	\$15,147	\$60	\$14,219	\$5,011

## Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Gable	0	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Gravel/Dirt	0	0	-600	-600.00
Roofing Material	Enamel Sheet	0	300	2.2	660.00
Foundation	Post/Pole	0	0	0	0

# 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 - A	Outbuildings	Lean-to-Class 3	1.00	1.00	1.00	0.45	304	\$1,292	\$0	\$1,292	\$585

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Greenhouse	1.00	0.85	1.00	0.45	80	\$2,500	\$0	\$2,125	\$961

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	0.45	660	\$7,097	\$0	\$7,097	\$3,211

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	0.45	345	\$3,940	\$0	\$3,940	\$1,782

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-Class 3	1.00	1.00	1.00	0.45	128	\$544	\$0	\$544	\$246

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Cov. Porch Shed R	1.10	0.85	1.00	0.45	325	\$14,690	\$0	\$13,735	\$6,214

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 3	1.00	0.85	1.00	0.45	160	\$680	\$0	\$578	\$261

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 3	1.00	0.85	1.00	0.45	165	\$701	\$0	\$596	\$270

# 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	Fencing Metal Cl 6	1.00	0.85	1.00	0.45	40	\$640	\$0	\$544	\$246

## RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land Land Class	RMV before index
		Carport	Garage	Other Improvements					
120	\$31,549	\$0	\$5,011	\$13,776	\$50,336	Residential	HS	<u>\$23,812</u>	

## Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
42771		4277		\$122,506	2.43	<u>\$94,925</u>	<u>3.99</u>
				<u>\$122,506</u>			

## Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$73,019	\$75,478	\$148,497	\$61,486	\$57,155	\$118,641	\$1,662.76
2022	\$94,924	\$122,506	\$217,430	\$63,330	\$70,524	\$133,854	\$1,854.81