

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>
4692	401	2	N5	1003	510140001500

Owner(s): **Jones Donnie**
Jones Shasta Situs Address: **34045 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	2.91	\$25,242	\$19,500	\$44,742

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
On-Site Utilities	Septic System
Water Front	River-Creek
On-Site Utilities	Public Water
Neighborhood	Recreation

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	140	1960	2005		strutter	1.000000	893800	000000	000000	0.893800	1.000000	0.920000
Base Cost Value:		\$118,763										
Inventory Adjustment Total:		\$10,179										
Adjusted Base Cost:		\$118,627										
DRC:		\$106,029										
Adjudicated Value:												

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Heat & Cool Fuel	Electricity	0	0	0	0
Heating & Cooling	Forced Air	0	1,732	2	3,776
Interior - Cabinetry	Hard Wood	0	0	0	0
Interior - Ceiling	Standard	0	0	0	0
Interior - Floor	Hard Wood Floor	0	925	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	1,732	0	433
Windows	Vinyl	0	0	0	0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Basic Set	1	0	1,590	1,590
Interior - Wall	Panel	0	0	0	0
Interior - Wall	Dry Wall	0	0	0	0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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	1				1,732	1,732	0.00	0.00	118,763.40	118,763.40

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.893800	540.00	\$27,174	\$535	\$25,492	\$22,785

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gable	0	0	0	0
Exterior Wall	Double	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Hip	0	0	0	0
Roofing Material	Composition Arch	0	540	0.25	135.00
Foundation	Concrete	0	0	0	0

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Unfinished	1.000000	0.893800	864.00	\$46,234	\$55,509	\$93,604	\$83,663

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Gar. 2nd Floor-Finished	0	660	73.7663636	48685.80
Heating & Cooling	Baseboard & Wall or Cable	0	660	2.25	1485.00
Heating Accessory	Wood Stove w/flue	1	0	3160	3160.00
Plumbing	Kitchen Sink	1	0	600	600.00
Garage Component	Garage Door Opener	3	0	450	1350.00
Roofing Material	Composition Arch	0	1524	0.15	228.60
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0

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 Treated	1.00	0.92	1.00	0.89	220	\$3,300	\$0	\$3,036	\$2,714

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	0.92	1.00	0.89	70	\$700	\$0	\$644	\$576

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.92	1.00	0.89	117	\$5,675	\$0	\$5,221	\$4,666

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/Light	1.00	0.92	1.00	0.89	192	\$499	\$0	\$459	\$410

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Land	
	Residence	Carport	Garage	Other Improvements	Program Type		Land Class	RMV before index
140	\$106,029	\$0	\$106,448	\$8,366	Residential	\$220,843	HS	\$44,742

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
46921		4692		\$490,076	2.22	\$213,856	4.78
				\$490,076			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$213,856	\$492,872	\$706,728	\$131,861	\$267,352	\$399,213	\$5,115.01
2025	\$213,856	\$490,076	\$703,932	\$135,816	\$275,372	\$411,188	\$5,286.72

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Primary	Account ID	TaxMapKey
200508306	07/11/2005	\$475,000	33	Yes	Additional	4692	510140001500