

# Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
50261	101	1	G7	0101	80909CB06812

Owner(s): **Keown Riley M**

Situs Address: **270 23rd St  
Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.05	\$30,000	\$60,000	\$90,000

### Land Components

Category	Description
On-Site Utilities	Cable Tv
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Urban
On-Site Utilities	Electricity
Site Adjustments	Med/Light Traffic
On-Site Utilities	Telephone
On-Site Utilities	Public Water
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 %
146	2001	2001	08/21/2017	Iindberg	1.000000	87480	00000	00000	0.874800	1.470000	1.000000

Base Cost Value:	\$149,334
Inventory Adjustment Total:	\$15,682
Adjusted Base Cost:	\$242,574
DRC:	\$212,203
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Pier	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,626	2	3,675
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,230	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gab Hip	0	0		0
Roofing Material	Composition Arch	0	1,230	0	308
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	3	0	300	900
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

### 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	1	1.0	0	1	0	0	1			1,230	1,230	0.00	0.00	92,684.50	92,684.50

## Residence Valuation

### 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
Second Floor	0	0	0	0	2	1.0	0	0	0	0	0			792	792	0.00	0.00	44,331.52	44,331.52

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.874800	264.00	\$16,885	\$66	\$24,918	\$21,798

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Roof Type	Gab Hip	0	0	0	0
Foundation	Pier		0	0	0
Roofing Material	Composition Arch	0	0	66	66.00
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	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	1.00	1.00	0.87	472	\$5,414	\$0	\$5,414	\$4,736

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 P MA1 Fnd	1.00	1.00	1.00	0.87	128	\$2,787	\$0	\$2,787	\$2,438

## Residence Valuation

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### Other Improvements

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 P APC Fnd	1.00	1.00	1.00	0.87	154	\$0	\$0	\$0	\$0

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 P MA1 Fnd	1.00	1.00	1.00	0.87	55	\$1,197	\$0	\$1,197	\$1,047

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.87	144	\$576	\$0	\$576	\$504

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### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$212,203	\$0	\$21,798	\$8,725	\$242,727	Residential	HS	<u>\$90,000</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
502611		50261		\$501,524	2.07	<u>\$147,396</u>	<u>1.70</u>
				<u>\$501,524</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$147,396	\$490,089	\$637,485	\$61,382	\$248,834	\$310,216	\$6,175.56
2024	\$153,291	\$501,524	\$654,815	\$63,223	\$256,299	\$319,522	\$6,394.25