

# 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> |
| 51011             | 401                   | 5         | N         | 3006            | 810340000910     |

|   |   |
|---|---|
| Owner(s): <b>Gladney Jason</b><br><b>Fields Seana</b> | Situation Address: <b>33678 Perkins Ln</b><br><b>Warrenton,</b> |
|---|---|

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | Acre      | 3.60          | \$81,800   | \$4,900     | \$86,700      |

### Land Components

| Category             | Description        |
|----------------------|--------------------|
| Neighborhood         | Rural              |
| Off-Site Improvement | Public Access      |
| Off-Site Improvement | Gravel-Dirt Street |
| On-Site Improvement  | Landscape-Fair     |
| On-Site Utilities    | Electricity        |
| On-Site Utilities    | Public Water       |
| On-Site Utilities    | Septic System      |
| On-Site Utilities    | Telephone          |

## Residence Valuation

**Improvement: 1**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 150        | 2006       | 2006           | 12/18/2006     | charper      | 1.000000   | 90310 | 00000 | 00000 | 0.903100 | 1.000000 | 1.130000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$254,376 |
| Inventory Adjustment Total: | \$30,190  |
| Adjusted Base Cost:         | \$321,559 |
| DRC:                        | \$290,400 |
| Adjudicated Value:          |           |

### Improvement Components

| Category            | Description        | Quantity | Area  | Unit Cost | Adj. Cost |
|---------------------|--------------------|----------|-------|-----------|-----------|
| Ext Wall Material   | Hd Bd              | 0        | 0     |           | 0         |
| Foundation          | Concrete           | 0        | 0     |           | 0         |
| Heating & Cooling   | Heat Pump          | 0        | 3,302 | 2         | 6,934     |
| Heating Accessory   | Single Fireplace   | 1        | 0     | 4,140     | 4,140     |
| Roof Type           | Gable              | 0        | 0     |           | 0         |
| Roofing Material    | Composition Arch   | 0        | 3,302 | 0         | 495       |
| Windows             | Vinyl              | 0        | 0     |           | 0         |
| Built-in Appliances | Dishwasher         | 2        | 0     | 720       | 1,440     |
| Built-in Appliances | Microwave          | 1        | 0     | 520       | 520       |
| Built-in Appliances | Oven/Double        | 1        | 0     | 1,800     | 1,800     |
| Built-in Appliances | Cooktop            | 1        | 0     | 550       | 550       |
| Built-in Appliances | Hood Fan           | 1        | 0     | 410       | 410       |
| Plumbing            | Full Bath          | 3        | 0     | 2,350     | 7,050     |
| Plumbing            | Water Heater (Std) | 1        | 0     | 450       | 450       |
| Plumbing            | Half Bath          | 1        | 0     | 950       | 950       |
| Plumbing            | Lavatory           | 2        | 0     | 500       | 1,000     |
| Plumbing            | Jet Tub            | 1        | 0     | 3,900     | 3,900     |
| Plumbing            | Laundry Tub        | 1        | 0     | 550       | 550       |

### 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   |     |     | 4   | 3.0      | 1        | 0   |     | 1   |     |        | 3,302 | 3,302 | 0.00  | 0.00       | 254,376.40 | 254,376.40 |       |

## Residence Valuation

### Garage

| Class | Garage Type | Garage Finish | Complete % | Overall % | Size   | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC      |
|-------|-------------|---------------|------------|-----------|--------|-----------|------------------------|--------------------|----------|
| 5     | Attached    | Finished      | 1.000000   | 0.903100  | 994.00 | \$55,179  | \$0                    | \$62,352           | \$56,310 |

### Garage Components

|       |             | Category      | Description |           |         | Quantity  | Area                   | Unit Cost          | Adj. Cost |
|-------|-------------|---------------|-------------|-----------|---------|-----------|------------------------|--------------------|-----------|
| 0     |             |               |             |           |         |           |                        |                    |           |
| Class | Garage Type | Garage Finish | Complete %  | Overall % | Size    | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC       |
| 5     | Attached    | Finished      | 1.000000    | 0.903100  | 1500.00 | \$77,215  | \$1,125                | \$88,524           | \$79,946  |

### Garage Components

|  |  | Category         | Description        |  |  | Quantity | Area | Unit Cost | Adj. Cost |
|--|--|------------------|--------------------|--|--|----------|------|-----------|-----------|
|  |  | Garage Component | Garage Door Opener |  |  | 2        | 0    | 450       | 900.00    |
|  |  | Roofing Material | Composition Arch   |  |  | 0        | 1500 | 0.15      | 225.00    |

### Other Improvements

| Class-Other SC | Category           | Description       | LCM % | LMA % | Comp % | Over-all% | Size | Base Cost | Inventory Adjust Total | Adjusted Base Cost | DRC     |
|----------------|--------------------|-------------------|-------|-------|--------|-----------|------|-----------|------------------------|--------------------|---------|
|                | Other Improvements | Cov. Porch Gab.R. | 1.00  | 1.13  | 1.00   | 0.90      | 104  | \$5,044   | \$0                    | \$5,700            | \$5,147 |

## Residence Valuation

### Other Improvements

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC      |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|----------|
|                    | Other Improvements | Cov. Porch Gab.R. | 1.00     | 1.13     | 1.00      | 0.90          | 222  | \$10,767  | \$0                       | \$12,167              | \$10,988 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 5 - R              | Other Improvements | Cov. Porch Gab.R. | 1.00     | 1.13     | 1.00      | 0.90          | 192  | \$9,312   | \$0                       | \$10,523              | \$9,503 |

| Class-<br>Other SC | Category           | Description | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Patio       | 1.00     | 1.13     | 1.00      | 0.90          | 576  | \$1,728   | \$0                       | \$1,953               | \$1,763 |

| Class-<br>Other SC | Category           | Description    | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|----------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Drive Concrete | 1.00     | 1.13     | 1.00      | 0.90          | 600  | \$1,800   | \$0                       | \$2,034               | \$1,837 |

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |           |                       |           | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|---------|-----------|-----------------------|-----------|-----------------|------------|---------------------|
|                            | Residence      | Carport | Garage    | Other<br>Improvements | Total     |                 | Land Class |                     |
| 150                        | \$290,400      | \$0     | \$136,256 | \$29,238              | \$455,895 | Residential     | HS         | <u>\$86,700</u>     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land             |                  |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV      | Cumulative Index |
| 532643      |         | 51011      |         | \$910,314        | 2.00             | <u>\$214,619</u> | <u>2.70</u>      |
|             |         |            |         | <u>\$910,314</u> |                  |                  |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV  | Impr RMV  | Total RMV   | Land AV   | Impr AV   | Total AV  | Total Tax  |
|----------|-----------|-----------|-------------|-----------|-----------|-----------|------------|
| 2023     | \$214,618 | \$974,531 | \$1,189,149 | \$137,658 | \$415,619 | \$553,277 | \$7,240.73 |
| 2024     | \$233,934 | \$910,314 | \$1,144,248 | \$141,787 | \$428,087 | \$569,874 | \$7,460.78 |