

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>
51673	401	6	D	0403	80720B002810

Owner(s):	Steinman Matthew Steinman Sara	Situs Address: 42157 Tiffany Ln Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.37	\$59,660	\$25,640	\$85,300

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2021	2021	01/04/2022	lmoore	1.000000	98340	00000	00000	0.983400	1.050000	1.000000

Base Cost Value:	\$161,986
Inventory Adjustment Total:	\$13,017
Adjusted Base Cost:	\$183,753
DRC:	\$180,703
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,564	2	3,846
Interior - Floor	Wood Subfloor	0	2,564	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,564	0	641
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Garden Tub	1	0	2,100	2,100
Plumbing	Laundry Tub	1	0	350	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	1	4	2.0		1			1			2,564	2,564	0.00	0.00	161,985.80	161,985.80

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.983400	484.00	\$24,603	\$521	\$26,380	\$25,942

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	484	0.25	121.00

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.Porch/Slab/Gab.R.	1.05	1.00	1.00	0.98	108	\$4,309	\$0	\$4,525	\$4,450

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/Slab/Gab.R.	1.05	1.00	1.00	0.98	148	\$5,905	\$0	\$6,200	\$6,098

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$180,703	\$0	\$25,942	\$10,547	\$217,192	Residential	HS	<u>\$85,300</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538600		51673		\$465,213	2.14	<u>\$171,314</u>	<u>2.19</u>
				<u>\$465,213</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$171,314	\$497,424	\$668,738	\$71,974	\$219,701	\$291,675	\$4,025.84
2024	\$186,732	\$465,213	\$651,945	\$74,133	\$226,292	\$300,425	\$4,172.44