

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>
51841	401	6	D5	0403	80816DA01500

Owner(s): **Hunt Bernard F
Bunney Richard**

Situs Address: **92990 Labeck Rd
Astoria,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	1.10	\$54,800	\$105,640	\$160,440

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Site Adjustments	View-Excellent
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Electricity
Neighborhood	Rural

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1976	1976	10/18/2012	mpincombe	1.000000	73360	00000	00000	0.733600	1.050000	1.000000

Base Cost Value:	\$309,445
Inventory Adjustment Total:	\$36,890
Adjusted Base Cost:	\$363,653
DRC:	\$266,775
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	3,498	2	8,220
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	0	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,424	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	2,424	0	0
Roofing Material	Composition	0	2,424	0	0
Ext Wall Material	B & B	0	0		0
Ext Wall Material	Plywood	0	0		0
Windows	Single	0	0		0
Windows	Metal	0	0		0
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Sauna 8X10	1	0	8,400	8,400
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	4	0	300	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
Basement	0	0	0	1	4	1.0	0	0	0	0	0	275	0	2,064	2,339	9,623.61	0.00	124,000.27	133,623.88
First Floor	1	1	1	0	4	2.0	0	1	0	0	1			2,339	2,339	0.00	0.00	150,297.05	150,297.05

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.733600	625.00	\$29,718	\$469	\$31,696	\$23,252

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	625	0.75	468.75
Ext Wall Material	B & B	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.711900	288.00	\$16,786	\$0	\$17,625	\$12,547

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.711900	1188.00	\$51,332	(\$2,100)	\$51,693	\$36,800

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Gravel/Dirt	0	840	-2.5	-2100.00
Interior - Floor	Concrete Slab	0	348	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	Drive Concrete	1.00	1.00	1.00	0.73	2,700	\$8,100	\$0	\$8,100	\$5,942

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Swimm/Pool In Gd.	1.00	1.00	1.00	0.73	448	\$38,528	\$0	\$38,528	\$14,132

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	0.73	720	\$10,800	\$0	\$10,800	\$7,923

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	Wood Deck Treated	1.00	1.00	1.00	0.73	96	\$1,440	\$0	\$1,440	\$1,056

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
141	\$266,775	\$0	\$72,600	\$29,053	\$368,429	Residential	HS	<u>\$160,440</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
526767		51841		\$789,156	2.14	<u>\$322,223</u>	<u>2.19</u>
				<u>\$789,156</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$322,223	\$841,811	\$1,164,034	\$177,545	\$367,685	\$545,230	\$7,525.54
2024	\$351,223	\$789,156	\$1,140,379	\$182,871	\$378,715	\$561,586	\$7,799.59

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
201901768	03/19/2019	\$500,000	02	Yes	Primary	51841	80816DA01500
					Additional	20012	80816DA01600
