

Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
52238	409	6	D	0403	80827B000902

Owner(s): **Bunney Sophie H**

Situs Address: **92074 Maki Rd
Astoria, OR 97103**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$73,366	\$0	\$73,366
	Residential	HS	Acre		\$0	\$25,640	\$25,640

Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	193	1980	1980	12/20/2011	gbonham	1.000000	17888	00000	00000	0.178880	1.000000	1.000000

Base Cost Value:	\$0
Inventory Adjustment Total:	\$0
Adjusted Base Cost:	\$0
DRC:	\$0
Adjudicated Value:	

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.51	864	\$8,487	(\$1,400)	\$7,088	\$3,628

Other Components

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
		Interior - Floor							0	864	-1.62	-1399.68
All - R	Other Improvements	Fencing Metal C1 6	1.00	1.00	1.00	0.18	208	\$3,328	\$0	\$3,328	\$595	

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
193	\$0	\$0	\$0	\$4,223	\$4,223	Residential	HS	\$73,366
						Residential	HS	\$25,640
							Total:	<u>\$99,006</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
526994		52238		\$8,592	2.03	\$180,764	1.83
				\$8,592			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$162,850	\$6,495	\$169,345	\$70,462	\$4,646	\$75,108	\$577.12
2022	\$180,763	\$8,592	\$189,355	\$72,575	\$4,785	\$77,360	\$742.81