

# 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>
52477	101	1	H	0101	80917DD00915

Owner(s): <b>Smith Roberta Ann</b> <b>Jones Denise Lynn</b>	Situs Address: <b>1970 SE 2nd St</b> <b>Astoria,</b>
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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	Lot	0.22	\$40,000	\$60,000	\$100,000

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Site Adjustments	View-Average

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	2006	2006	08/17/2017	cmccleary	1.000000	90310	00000	00000	0.903100	1.470000	1.000000

Base Cost Value:	\$231,545
Inventory Adjustment Total:	\$23,205
Adjusted Base Cost:	\$374,482
DRC:	\$338,195
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	Gas	0	0		0
Heating & Cooling	Forced Air	1	2,546	4,328	4,328
Heating Accessory	Pre-Fab Metal Box	2	0	3,140	6,280
Interior - Accessory	Vacuum System	1	0	0	0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,866	0	467
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Toilet	4	0	300	1,200
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Bar Sink	1	0	300	300
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	4	0	350	1,400

## 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
Basement				1	2	1.0								1,360	1,360	0.00	0.00	86,721.60	86,721.60
First Floor	1	1	1	1	1	2.0	1		1		1			1,866	1,866	0.00	0.00	125,724.70	125,724.70

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	462.00	\$26,448	\$516	\$39,636	\$35,795

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Foundation	Concrete	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Composition Arch	0	462	0.25	115.50

### 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 Exposed Agg	1.00	1.00	1.00	0.90	440	\$2,640	\$0	\$2,640	\$2,384

## 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	0.90	48	\$551	\$0	\$551	\$497

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio Agg. Conc,	1.00	1.00	1.00	0.90	96	\$576	\$0	\$576	\$520

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
141	\$338,195	\$0	\$35,795	\$3,402	\$377,392	Residential	HS	<u>\$100,000</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532683		52477		\$603,748	1.60	<u>\$165,025</u>	<u>1.72</u>
				<u>\$603,748</u>			

### Certified Tax Roll Value

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<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$165,025	\$588,307	\$753,332	\$96,975	\$205,260	\$302,235	\$6,016.70
2024	\$171,626	\$603,748	\$775,374	\$99,884	\$211,417	\$311,301	\$6,229.73