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.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
53388	101	5	J	3004	81008BC07819
Owner(s):	Ahearn Christina Marie	Situs Add	ress: 1	089 Nautical Dr	
			1	Hammond,	

Land Valuation

			Lanu	vaiuation			
Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 0.18	Base Value \$25,970	Adjustments \$2,400	Base Land RMV \$28,370
		Land Con	ponents				
	Category			Description			
Off-Site Improveme	nt	Curb-G	utters				
On-Site Utilities		Underg	round Utilities				
Neighborhood		Urban					
Off-Site Improveme	nt	Public A	Access				
Off-Site Improveme	nt	Asphalt	-Concrete Street				

Page 1 of 5

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys Func Econ	Overall LCM %	LMA %
	146	2005	2005	12/01/2005	charper	1.000000	8975(0000(0000(0.897500 1.000000	1.100000

Base Cost Value: \$111,322
Inventory Adjustment Total: \$11,986

Adjusted Base Cost: \$135,639 DRC: \$121,736

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	0	1,126	3	3,355
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	722	0	181
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Half Bath	1	0	650	650
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	1	0	350	350
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor		1	1				1	1		1				722	722	0.00	0.00	66,293.90	66,293.90
Second Floor					3	2.0								808	808	0.00	0.00	45,028.48	45,028.48

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	0.897500	484.00	\$25,087	\$121	\$27,728	\$24,886

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Roof Type	Gable	0	0	0	0
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
All - R	Other Improvements	Drive Concrete	1.00	1.10	1.00	0.90	660	\$1,980	\$0	\$2,178	\$1,955

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 Shed R	1.00	1.10	1.00	0.90	98	\$4,430	\$0	\$4,873	\$4,373

Residence Valuation

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 Shed R	1.00	1.10	1.00	0.90	98	\$4,430	\$0	\$4,873	\$4,373
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 Shed R	1.00	1.10	1.00	0.90	136	\$6,147	\$0	\$6,762	\$6,069
Class-			LCM		Comp				Inventory	Adjusted	
Other SC 4 - R	Category Other Improvements	Description Wood Deck Treated	1.00	1.10	1.00	all% 0.90	Size 326	Base Cost \$4,890	Adjust Total \$0	\$5,379	DRC \$4,82

Page 4 of 5

RMV Summary (Before Index)

		Improver	nent(s)				Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index			
146	\$121,736	\$0	\$24,886	\$21,597	\$168,220	Residential	HS	\$28,370			

Current RMV

				Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531435		53388		\$422,890	2.51	\$91,861	3.37
				\$422,890			·

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$91,860	\$413,134	\$504,994	\$47,308	\$147,949	\$195,257	\$2,587.51
2024	\$95,535	\$422,890	\$518,425	\$48,727	\$152,387	\$201,114	\$2,675.19

10/10/2024 Page 5 of 5