

# 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>
53392	101	5	J	3004	81008BC07826

Owner(s): **Hartill Trent**

Situs Address: **1049 Nautical Dr  
Hammond, OR 97121**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.18	\$25,970	\$2,400	\$28,370

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Cable Tv
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 %
146	2006	2006	01/14/2004	ncorkill	1.000000	90310	00000	00000	0.903100	1.000000	1.100000

Base Cost Value:	\$129,829
Inventory Adjustment Total:	\$12,176
Adjusted Base Cost:	\$156,206
DRC:	\$141,069
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	1,945	2	3,890
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,945	0	486
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

### Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		3	2.0		1			1			1,945	1,945	0.00	0.00	129,828.75	129,828.75

## 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	0.903100	493.50	\$25,459	\$523	\$28,581	\$25,811

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	493	0.25	123.25
Ext Wall Material	Hd Bd	0	0	0	0
Exterior Wall	Double	0	0	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	1.10	1.00	0.90	480	\$1,440	\$0	\$1,584	\$1,431

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	1.00	1.10	1.00	0.90	112	\$4,099	\$0	\$4,509	\$4,072

## 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	Patio Agg, Conc,	1.00	1.10	1.00	0.90	275	\$1,100	\$0	\$1,210	\$1,093

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	1.10	1.00	0.90	100	\$400	\$0	\$440	\$397

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
146	\$141,069	\$0	\$25,811	\$6,993	\$173,873	Residential	HS	<u>\$28,370</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532754		53392		\$437,102	2.51	<u>\$91,861</u>	<u>3.37</u>
				<u>\$437,102</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	\$91,860	\$427,050	\$518,910	\$48,334	\$151,311	\$199,645	\$2,645.65
2024	\$95,535	\$437,102	\$532,637	\$49,784	\$155,850	\$205,634	\$2,735.28