

# 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
53513	401	5	D	1006	71016C002300

Owner(s): <b>Hepworth Lael Mark</b>	Situs Address:	<b>89985 Ocean Dr Warrenton,</b>
-------------------------------------	----------------	--------------------------------------

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	1.00	\$58,600	\$6,600	\$65,200

### Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Private Access
Off-Site Improvement	Asphalt-Concrete Street
Rural	Homesite-Average

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2021	2021	03/17/2022	mpincombe	1.000000	98340	00000	00000	0.983400	1.000000	.980000

Base Cost Value:	\$167,319
Inventory Adjustment Total:	\$18,502
Adjusted Base Cost:	\$182,105
DRC:	\$179,082
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	2,401	2	4,082
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,401	0	600
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Microwave	1	0	450	450
Plumbing	Toilet	1	0	300	300
Plumbing	Lavatory	5	0	350	1,750
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
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	3.0		1	1		1			2,401	2,401	0.00	0.00	153,517.95	153,517.95

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.983400	816.00	\$37,763	\$604	\$37,600	\$36,976

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	816	0.25	204.00

### Other Improvements

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 Gab.R.	1.00	0.98	1.00	0.98	136	\$6,596	\$0	\$6,464	\$6,357

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Patio	1.00	0.98	1.00	0.98	366	\$1,098	\$0	\$1,076	\$1,058

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Asphalt Drive	1.00	0.98	1.00	0.98	1,600	\$4,800	\$0	\$4,704	\$4,626

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Drive Concrete	1.00	0.98	1.00	0.98	168	\$504	\$0	\$494	\$486

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
140	\$179,082	\$0	\$36,976	\$12,527	\$228,584	Residential	HS	<u>\$65,200</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538692		53513		\$512,536	2.24	<u>\$259,664</u>	<u>4.34</u>
				<u>\$512,536</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$259,664	\$548,023	\$807,687	\$98,469	\$246,547	\$345,016	\$4,456.35
2024	\$283,033	\$512,536	\$795,569	\$101,423	\$253,943	\$355,366	\$4,596.69