

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.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
53529	641	6	D	0403	80717DD00100

Owner(s): **Hargrove Matthew Steven Ryan**
Hargrove Andrea Thea

Situs Address: **42537 Bagley Ln**
Astoria,

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Acre	10.15	\$98,875	\$25,640	\$124,515

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Rural
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Electricity

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1920	1961	11/15/2011	cleader	1.000000	65240	00000	00000	0.652400	1.150000	1.000000

Base Cost Value:	\$154,800
Inventory Adjustment Total:	\$16,730
Adjusted Base Cost:	\$197,259
DRC:	\$128,692
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
Heating Accessory	Single Fireplace	1	0	2,690	2,690
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Floor	Wood Subfloor		2,162	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,754	0	614
Windows	Vinyl	0	0		0
Heating & Cooling	Forced Air	0	2,294	2	3,785
Heating & Cooling	Cooling System	0	2,294	1	1,771
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Shower Stall - Fiberglass	1	0	1,200	1,200
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Bath Tub - Shower	1	0	750	750

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												896			896	32,240.60	0.00	0.00	32,240.60
First Floor	1	1	1		3	1.0								1,058	1,058	0.00	0.00	64,216.84	64,216.84
Second Floor				1	1	1.0								1,236	1,236	0.00	0.00	50,578.56	50,578.56

**Garage
residence valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.652400	696.00	\$27,034	\$700	\$31,894	\$20,808

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	350	700.00

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	Machine Shed	1.00	1.00	1.00	0.65	1,248	\$8,771	\$5,616	\$14,387	\$9,386

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	1248	4.5	5616.00

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	0.65	624	\$7,196	\$0	\$7,196	\$4,695

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Dirt	0	1104	-1.62	-1788.48

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.65	2,160	\$29,669	\$0	\$29,669	\$19,356

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	2160	0	0

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Wood Deck Treated	1.00	1.00	1.00	0.65	1,157	\$17,355	\$0	\$17,355	\$11,322

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	1.00	1.00	0.65	728	\$2,184	\$0	\$2,184	\$1,425

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.65	720	\$11,394	\$0	\$11,394	\$7,433

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Outbuildings	Utility Building	1.15	1.00	1.00	0.65	1,600	\$22,585	\$0	\$25,973	\$16,945

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.65	374	\$4,481	\$1,081	\$5,561	\$3,628

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	374	2.89	1080.86

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
133	\$128,692	\$0	\$20,808	\$80,115	\$229,615	Residential	HS	<u>\$124,515</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531133		53529		\$491,823	2.14	<u>\$250,072</u>	<u>2.19</u>
				<u>\$491,823</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$250,071	\$523,216	\$773,287	\$102,076	\$251,563	\$353,639	\$4,881.10
2024	\$272,578	\$491,823	\$764,401	\$105,137	\$259,109	\$364,246	\$5,058.84