

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>
53616	581	6	B	0102	810260000600

Owner(s): **Warrenton Fiber Company**

Situs Address: **33411 Hwy 101 Business
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	AF Site	Acre	38.72	\$159,816	\$10,350	\$170,166

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
150	2017	2017	01/12/2018	llindberg	1.000000	9733	0000	0000	0.973300	1.000000	0.700000

Base Cost Value:	\$268,155
Inventory Adjustment Total:	\$28,260
Adjusted Base Cost:	\$207,491
DRC:	\$201,951
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	3,529	2	7,411
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Floor	Wood Subfloor	0	3,529	0	0
Roofing Material	Composition Arch	0	3,529	0	529
Windows	Vinyl	0	0		0
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Self Exh Cktp/Grill	1	0	790	790
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Microwave	1	0	520	520
Built-in Appliances	Dishwasher	1	0	720	720
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Laundry Tub	2	0	550	1,100
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Shower Stall - Tile	2	0	2,600	5,200

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
First Floor	1	1	1		3	2.0	1	1	1		1			3,529	3,529	0.00	0.00	268,155.30	268,155.30

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.973300	973.00	\$54,264	\$1,046	\$38,717	\$37,683

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	450	900.00
Roofing Material	Composition Arch	0	973	0.15	145.95

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.97	244	\$11,834	\$0	\$8,284	\$8,063

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	Asphalt Drive	1.00	0.70	1.00	0.97	8,000	\$24,000	\$0	\$16,800	\$16,351

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.97	192	\$9,312	\$0	\$6,518	\$6,344

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
150	\$201,951	\$0	\$37,683	\$30,758	\$270,393	Residential	AF Site	\$170,166	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537187		53616		\$810,005	3.00	\$368,259	2.16
				\$810,005			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2021	\$239,129	\$651,333	\$890,462	\$26,428	\$462,052	\$488,480	\$6,431.05
2022	\$368,258	\$810,005	\$1,178,263	\$27,079	\$475,913	\$502,992	\$6,615.60