

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>
54144	401	6	B	0107	70907DD01300

Owner(s): **Gustafson Mark**

Situs Address: **90424 M & M Rd
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	1.86	\$79,730	\$10,350	\$90,080

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1970	1988	01/01/2002	gbonham	1.000000	80110	00000	00000	0.801100	1.000000	0.700000

Base Cost Value:	\$159,336
Inventory Adjustment Total:	\$21,554
Adjusted Base Cost:	\$126,623
DRC:	\$101,438
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	2,513	2	5,906
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,240	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	2,513	0	628
Windows	Vinyl	0	0		0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Heating Accessory	Pellet Stove w/flue	1	0	4,230	4,230
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Fiberglass	2	0	1,350	2,700
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Door	2	0	0	0

Residence Valuation

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	0	5	3.0	0	1	0	0	1			2,513	2,513	0.00	0.00	159,336.35	159,336.35

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.801100	1080.00	\$47,305	\$1,070	\$33,863	\$27,127

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	400	800.00
Roofing Material	Composition Arch	0	1080	0.25	270.00
Ext Wall Material	Wood/Bevel	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Hip	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
1 - R	Other Improvements	Lean-To	1.00	0.70	1.00	0.80	280	\$728	\$0	\$510	\$408

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 - A	Outbuildings	Loft Barn	1.00	1.00	1.00	0.80	560	\$11,847	\$0	\$11,847	\$9,490

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	0.80	1,728	\$24,410	\$0	\$24,410	\$19,555

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	1.00	0.70	1.00	0.80	160	\$480	\$0	\$336	\$269

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.70	1.00	0.80	209	\$3,135	\$0	\$2,195	\$1,758

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.70	1.00	0.80	621	\$9,315	\$0	\$6,521	\$5,224

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	Drive Stamp Conc.	1.00	0.70	1.00	0.80	2,398	\$16,786	\$0	\$11,750	\$9,413

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$101,438	\$0	\$27,127	\$46,117	\$174,683	Residential	HS	\$90,080

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
527813		54144		\$550,919	3.15	\$214,438	2.59
				\$550,919			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$214,437	\$590,035	\$804,472	\$76,155	\$283,104	\$359,259	\$5,445.94
2024	\$233,737	\$550,919	\$784,656	\$78,439	\$291,597	\$370,036	\$5,642.87