

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>
54780	551	6	B	0107	710120000500

Owner(s): **Cowan Neal B**
Cowan Melody L Situs Address: **90713 Fort Clatsop Rd**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Farmland	Agricultural Prod	Acre	5.00	\$13,296	\$0	\$13,296
	Farmland	Agricultural Prod	Acre	0.00	\$0	\$9,850	\$9,850

Land Components

Category	Description
On-Site Utilities	Septic System
On-Site Utilities	Electricity
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
Neighborhood	Rural

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	142	2009	2009	03/08/2010	charper	1.000000	91440	00000	00000	0.914400	1.000000	0.700000
Base Cost Value:		\$113,083										
Inventory Adjustment Total:		\$11,333										
Adjusted Base Cost:		\$87,091										
DRC:		\$79,636										
Adjudicated Value:												

Improvement Components

Category	Description		Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd		0	0	0	0
Exterior Wall	Double		0	0	0	0
Foundation	Concrete		0	0	0	0
Heat & Cool Fuel	Electricity		0	0	0	0
Heating & Cooling	Heat Pump		0	1,188	4	4,776
Heating Accessory	Wood Stove w/flue		1	0	2,880	2,880
Roof Type	Gable		0	0	0	0
Roofing Material	Composition Arch		0	1,188	0	297
Windows	Vinyl		0	0	0	0
Built-in Appliances	Dishwasher		1	0	480	480
Built-in Appliances	Microwave Fan		1	0	450	450
Plumbing	Full Bath		1	0	1,600	1,600
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	Grt	Gar	Area			Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished
Attic									1			720		720	0.00	28,884.00	0.00	28,884.00
First Floor		1		1	1.0		1		1			1,188	1,188	1,188	0.00	0.00	90,502.60	90,502.60

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost		Inventory Adjust Total		Adjusted Base Cost		DRC	
						Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	
4	Attached	Finished	1.000000	0.914400	1188.00	\$51,332		\$697		\$36,420		\$33,302	

Garage Components

Category	Description		Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch		0	1188	0.25	297.00
Garage Component	Garage Door Opener		1	0	400	400.00

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	0.70	1.00	0.91	664	\$9,960	\$0	\$6,972	\$6,375

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	Wood Deck Treated	1.00	0.70	1.00	0.91	100	\$1,500	\$0	\$1,050	\$960

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Land		
	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
142	\$79,636	\$0	\$33,302	\$7,335	\$120,274	Farmland	Agricultural Prod.	\$13,296
						Farmland	Agricultural Prod.	\$9,850
						Total:		\$23,146

Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
530772		54780		\$379,323	3.15	\$60,059	2.59
				\$379,323			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2024	\$60,059	\$381,605	\$441,664	\$12,739	\$219,338	\$232,077	\$3,539.06
2025	\$60,059	\$379,323	\$439,382	\$12,791	\$225,918	\$238,709	\$3,631.15

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code	Multiple Accounts	Account ID	TaxMapKey
202001524	02/25/2020	\$500,000	33	Yes	Primary	54780
					Additional	16660
200307548	05/27/2003	\$200,000	22	Yes	Primary	16661
					Additional	16660