

# Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
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
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	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
Roofing Material	Composition Arch	0	1,188	0	297
Windows	Vinyl	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	Total
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	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
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 %	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	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)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
142	\$79,636	\$0	\$33,302	\$7,335	\$120,274	Farmland	Agricultural Prod.	\$13,296
						Farmland	Agricultural Prod.	\$9,850
							Total:	<u>\$23,146</u>

## 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	<u>\$60,059</u>	<u>2.59</u>
				<u>\$379,323</u>			

## 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		Primary	54780	710120000500
					Additional	16660	710120000500
200307548	05/27/2003	\$200,000	22	Yes	Primary	16661	710120000500
					Additional	16660	