

# 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> |
| 54880             | 101                   | 5         | J         | 3004            | 81009BD00500     |

Owner(s): **Hoffman Frank H  
Hoffman Frank Harry Trust**      Situs Address: **10 NW 17th Pl  
Warrenton,**

## Land Valuation

| Site Fragment | Land Use    | Land Class | Base Type | Size in Acres | Base Value | Adjustments | Base Land RMV |
|---------------|-------------|------------|-----------|---------------|------------|-------------|---------------|
|               | Residential | HS         | Site      | 0.09          | \$38,800   | \$28,260    | \$67,060      |

### Land Components

| Category             | Description             |
|----------------------|-------------------------|
| Neighborhood         | Urban                   |
| Off-Site Improvement | Asphalt-Concrete Street |
| Off-Site Improvement | Public Access           |
| Off-Site Improvement | Curb-Gutters            |
| On-Site Improvement  | Landscape-Average       |
| On-Site Utilities    | Electricity             |
| On-Site Utilities    | Gas                     |
| On-Site Utilities    | Public Sewer            |
| On-Site Utilities    | Public Water            |
| On-Site Utilities    | Underground Utilities   |

## Residence Valuation

**Improvement: 1**

| Stat Class | Year Built | Effective Year | Appraisal Date | Appraiser Id | Complete % | Phys  | Func  | Econ  | Overall  | LCM %    | LMA %    |
|------------|------------|----------------|----------------|--------------|------------|-------|-------|-------|----------|----------|----------|
| 156        | 2006       | 2006           |                | charper      | 1.000000   | 90310 | 00000 | 00000 | 0.903100 | 1.000000 | 0.960000 |

|                             |           |
|-----------------------------|-----------|
| Base Cost Value:            | \$201,519 |
| Inventory Adjustment Total: | \$10,452  |
| Adjusted Base Cost:         | \$203,492 |
| DRC:                        | \$183,774 |
| Adjudicated Value:          |           |

### Improvement Components

| Category             | Description               | Quantity | Area  | Unit Cost | Adj. Cost |
|----------------------|---------------------------|----------|-------|-----------|-----------|
| Ext Wall Material    | Wood/Bevel                | 0        | 0     |           | 0         |
| Exterior Wall        | Double                    |          | 0     |           | -4,648    |
| Heat & Cool Fuel     | Gas                       | 0        | 0     |           | 0         |
| Heating & Cooling    | Forced Air                | 0        | 1,732 | 2         | 4,070     |
| Heating Accessory    | Fireplace/Gas/Direct Vent | 1        | 0     | 2,600     | 2,600     |
| Interior - Accessory | Security System           | 1        | 2,400 | 300       | 300       |
| 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        | 2,400 | 0         | 0         |
| Interior - Wall      | Dry Wall                  | 0        | 0     |           | 0         |
| Roof Type            | Gable                     | 0        | 0     |           | 0         |
| Roofing Material     | Composition Heavy         | 0        | 1,335 | 0         | 0         |
| Windows              | Vinyl                     | 0        | 0     |           | 0         |
| Built-in Appliances  | Disposal                  | 1        | 0     | 190       | 190       |
| Built-in Appliances  | Dishwasher                | 1        | 0     | 720       | 720       |
| Built-in Appliances  | Microwave Fan             | 1        | 0     | 520       | 520       |
| Plumbing             | Kitchen Sink              | 1        | 0     | 600       | 600       |
| Plumbing             | Full Bath                 | 2        | 0     | 2,350     | 4,700     |
| Plumbing             | Half Bath                 | 1        | 0     | 950       | 950       |
| Plumbing             | Water Heater (Std)        | 1        | 0     | 450       | 450       |

### 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        |     |     | 1   |     |        |    | 1,065 | 1,065 | 0.00       | 0.00     | 118,590.50 | 118,590.50 |
| Second Floor |     |     |     |     | 3   | 2.0      |          |     |     |     |     |        |    | 1,335 | 1,335 | 0.00       | 0.00     | 82,928.55  | 82,928.55  |

**Garage  
Residence Valuation**

| Class | Garage Type | Garage Finish | Complete |          | Size   | Base Cost | Inventory    |                    | DRC      |
|-------|-------------|---------------|----------|----------|--------|-----------|--------------|--------------------|----------|
|       |             |               | %        | %        |        |           | Adjust Total | Adjusted Base Cost |          |
| 5     | Attached    | Finished      | 1.000000 | 0.903100 | 270.00 | \$23,649  | \$450        | \$23,135           | \$20,893 |

**Garage Components**

| Category         | Description        | Quantity | Area | Unit Cost | Adj. Cost |
|------------------|--------------------|----------|------|-----------|-----------|
| Garage Component | Garage Door Opener | 1        | 0    | 450       | 450.00    |

**Other Improvements**

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| 5 - R              | Other Improvements | Cov. Porch Shed R | 1.00     | 0.96     | 1.00      | 0.90          | 65   | \$2,938   | \$0                       | \$2,820               | \$2,547 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Wood Deck Treated | 1.00     | 0.96     | 1.00      | 0.90          | 200  | \$3,000   | \$0                       | \$2,880               | \$2,601 |

| Class-<br>Other SC | Category           | Description | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC   |
|--------------------|--------------------|-------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|-------|
| All - R            | Other Improvements | Patio       | 1.00     | 0.96     | 1.00      | 0.90          | 200  | \$600     | \$0                       | \$576                 | \$520 |

| Class-<br>Other SC | Category           | Description       | LCM<br>% | LMA<br>% | Comp<br>% | Over-<br>all% | Size | Base Cost | Inventory<br>Adjust Total | Adjusted<br>Base Cost | DRC     |
|--------------------|--------------------|-------------------|----------|----------|-----------|---------------|------|-----------|---------------------------|-----------------------|---------|
| All - R            | Other Improvements | Drive Stamp Conc. | 1.00     | 0.96     | 1.00      | 0.90          | 240  | \$1,680   | \$0                       | \$1,613               | \$1,457 |

## Residence Valuation

### RMV Summary (Before Index)

| Residence<br>by Stat Class | Improvement(s) |         |          |                       |           | Program<br>Type | Land       | RMV<br>before index |
|----------------------------|----------------|---------|----------|-----------------------|-----------|-----------------|------------|---------------------|
|                            | Residence      | Carport | Garage   | Other<br>Improvements | Total     |                 | Land Class |                     |
| 156                        | \$183,774      | \$0     | \$20,893 | \$7,125               | \$211,792 | Residential     | HS         | <u>\$67,060</u>     |

### Current RMV

| Improvement |         |            |         |                  |                  | Land             |                  |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV      | Cumulative Index |
| 532558      |         | 54880      |         | \$532,426        | 2.51             | <u>\$217,139</u> | <u>3.37</u>      |
|             |         |            |         | <u>\$532,426</u> |                  |                  |                  |

### Certified Tax Roll Value

| Tax Year | Land RMV  | Impr RMV  | Total RMV | Land AV  | Impr AV  | Total AV  | Total Tax  |
|----------|-----------|-----------|-----------|----------|----------|-----------|------------|
| 2023     | \$217,139 | \$520,181 | \$737,320 | \$88,581 | \$76,145 | \$164,726 | \$2,182.94 |
| 2024     | \$225,824 | \$532,426 | \$758,250 | \$91,238 | \$78,429 | \$169,667 | \$2,256.89 |