Appraisal Report

DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
54943	101	3	G	1001	61028BD03901
Owner(s):	TRG Investments LLC	Situs Add		377 S Edgewood S	St

Land Valuation

Site Fragment	Land Use Residential	Land Class HS	Base Type Acre	Size in Acres 0.17	Base Value \$230,000	Adjustments \$38,250	Base Land RMV \$268,250
C	ategory			Description			
Neighborhood		Urban					
Off-Site Improvemen	nt						
Off-Site Improvement	nt	Public A	Access				

Page 1 of 5

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall LCM %	LMA %
	130	2018	2018	09/30/2022	mpincombe	1.000000	96820	00000	00000	0.968200 3.490000	000000

\$104,732 Base Cost Value: Inventory Adjustment Total: \$16,343

Adjusted Base Cost: \$422,552 \$409,115

DRC:

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Heat Pump	0	1,940	3	5,354
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,040	2,040
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,940	0	679
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Toilet	3	0	250	750
Plumbing	Lavatory	4	0	250	1,000
Plumbing	Bath Tub - W/O Shower	1	0	500	500
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Urinal	1	0	250	250
Plumbing	Shower Stall - Fiberglass	2	0	1,200	2,400

Room Grid

ſ								Half						Aı	ea			Base	Cost	
	Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
	First Floor	1	1	1		3	3.0		1			1			1,940	1,940	0.00	0.00	99,479.20	99,479.20

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Finished	1.000000	0.968200	528.00	\$21,921	\$535	\$78,370	\$75,878

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Ext Wall Material	Hd Bd	0	0	0	0
Garage Component	Garage Door Opener	1	0	350	350.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	528	0.35	184.80

Other Improvements

			U	ther	Impi	roven	ients				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.97	48	\$1,406	\$0	\$1,406	\$1,361
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	1.00	1.00	0.97	1,338	\$5,419	\$0	\$5,419	\$5,247

Residence Valuation

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	1.00	1.00	0.97	200	\$1,080	\$0	\$1,080	\$1,046
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Fencing Cedar 4 ft	1.00	1.00	1.00	0.97	65	\$1,211	\$0	\$1,211	\$1,172
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.97	40	\$1,010	\$0	\$1,010	\$978

RMV Summary (Before Index)

		Improver	nent(s)			Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index		
130	\$409,115	\$0	\$75,878	\$9,803	\$494,796	Residential	HS	\$268,250		

Current RMV

			Improvemen	t		<u></u>	Land
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537616		54943		\$465,108	0.94	\$268,250	1.04
				\$465,108			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$268,250	\$497,402	\$765,652	\$121,964	\$214,453	\$336,417	\$4,830.71
2024	\$278,980	\$465,108	\$744,088	\$125,622	\$220,886	\$346,508	\$4,977.87

10/10/2024 Page 5 of 5