

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>
54962	401	6	B	0107	70909D000806

Owner(s):	Gouge Dane B Gouge Amy M Gouge Living Trust	Situs Address: 36442 Battle Creek Ln Astoria,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.33	\$83,411	\$10,350	\$93,761

Land Components

Category	Description
On-Site Improvement	Landscape-Fair
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities
Neighborhood	Rural
Off-Site Improvement	Gravel-Dirt Street
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	2006	2006	10/30/2006	gbonham	1.000000	90310	00000	00000	0.903100	1.000000	0.700000

Base Cost Value:	\$306,567
Inventory Adjustment Total:	\$24,560
Adjusted Base Cost:	\$231,789
DRC:	\$209,328
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1	3,850	9,048	9,048
Interior - Accessory	Circulating Fan	0	0		0
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Complex	0	0		0
Roofing Material	Composition Arch	0	2,008	0	502
Windows	Vinyl	0	0		0
Built-in Appliances	Self Exh Range/Grill	1	0	680	680
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Bath Tub - Shower - Tile	3	0	1,300	3,900
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	5	4	350	1,750
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Toilet	5	0	300	1,500
Plumbing	Water Heater (Std)	1	0	400	400

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	
Attic					3	3.0								1,584	1,584	0.00	0.00	73,888.32	73,888.32	
Basement				1		1.0			3				2,039			2,039	72,679.55	0.00	0.00	72,679.55
First Floor		1	1				1	1		1					2,039	2,039	0.00	0.00	134,712.05	134,712.05

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.903100	637.00	\$30,790	\$0	\$21,553	\$19,465

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
		0			

Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.90	130	\$6,305	\$0	\$4,414	\$3,986

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	0.90	723	\$10,845	\$0	\$7,592	\$6,856

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	0.90	40	\$600	\$0	\$420	\$379

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
143	\$209,328	\$0	\$19,465	\$11,221	\$240,014	Residential	HS	<u>\$93,761</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532531		54962		\$756,964	3.15	<u>\$223,200</u>	<u>2.59</u>
				<u>\$756,964</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$223,199	\$810,364	\$1,033,563	\$86,380	\$445,071	\$531,451	\$8,122.40
2024	\$243,288	\$756,964	\$1,000,252	\$88,971	\$458,423	\$547,394	\$8,413.73

Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
200510218	08/24/2005	\$75,000	21	Yes	Primary	54962	70909D000806
					Additional	54961	70909D000805
