Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
54989	131	5	J	3004	81009D007401
Owner(s):	Anderson Roble B	Situs Ado	dress:	22 NW 13th St	
				Warrenton,	

Land Valuation

			Size in Acres	Base Value	Adjustments	Base Land RMV
Residential	Industrial 2	Sq Ft	2.56	\$129,355	(\$33,907)	\$95,449
	Land Con	ponents				
egory			Description			
	Suburba	ın				
	Public A	Access				
	Asphalt	-Concrete Street				
	Telepho	ne				
	Cable T	v				
	Public V	Vater				
	Public S	Sewer				
	Electric	ity				
	Gas					
	egory	Suburba Public A Asphalt Telepho Cable T Public S Electric	Land Components Suburban Public Access Asphalt-Concrete Street Telephone Cable Tv Public Water Public Sewer Electricity	Land Components Egory Description Suburban Public Access Asphalt-Concrete Street Telephone Cable Tv Public Water Public Sewer Electricity	Land Components Begory Description Suburban Public Access Asphalt-Concrete Street Telephone Cable Tv Public Water Public Sewer Electricity	Land Components Description Suburban Public Access Asphalt-Concrete Street Telephone Cable Tv Public Water Public Sewer Electricity

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Improvement: 1	Stat Class	Year Built	Year	Appraisal Date	Appraiser Id	Complete %		Func	Econ	Overall	LCM %	LMA %
	131	1967	1967	01/01/2000	cmccleary	1.000000	68520	00000	00000	0.685200	1.10000	000000.1
								В	ase Co	st Value:		\$229,975
							Invent	orv Ac	liustme	nt Total:		\$20,192

Adjusted Base Cost: \$291,695 DRC: \$199,869

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double		0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Oil	0	0		0
Heating & Cooling	Forced Air	0	3,025	2	4,840
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Floor	Wood Subfloor	0	2,553	0	0
Interior - Wall	Panel	0	0		0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	2,073	0	0
Ext Wall Material	Hd Bd	0	0		0
Ext Wall Material	B & B	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
Heating Accessory	2 Story Chimney	1	0	872	872
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Built-in Appliances	Disposal	1	0	130	130
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Full Bath	1	0	1,250	1,250
Plumbing	Kitchen Sink	2	0	400	800
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - W/O Shower	2	0	500	1,000

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
Basement	0	1	0	0	2	1.0	0	0	0	0	1	480	0	1,497	1,977	14,483.06	0.00	74,446.06	88,929.12
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			2,073	2,073	0.00	0.00	104,796.54	104,796.54
Second Floor									1					480	480	0.00	0.00	24,715.80	24,715.80

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Unfinished	1.000000	0.685200	600.00	\$21,313	(\$1,200)	\$23,452	\$16,069

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0	0	0
Ext Wall Material	B & B	0	0	0	0
Foundation	Concrete	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Roof Type	Flat	0	0	0	0
Roofing Material	Built-Up	0	0	0	0
Garage Component	No Door, 16' Ft.	1	0	-1200	-1200.00

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.69	2,112	\$35,131	\$1,000	\$36,131	\$24,757

Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost	
Electrical	Service 100 amp	1	0	1000	1000.00	

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Class- Other SC	Category	Description	KCM	LMA %	Comp %	all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Asphalt Drive	1.00	1.06	1.00	0.69	1,575	\$2,880	\$0	\$3,053	\$2,092
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.06	1.00	0.69	200	\$600	\$0	\$636	\$436
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	1.06	1.00	0.69	96	\$288	\$0	\$305	\$209
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 Fir	1.00	1.06	1.00	0.69	367	\$4,367	\$0	\$4,629	\$3,172
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 Shed R	1.10	1.06	1.00	0.69	60	\$2,712	\$0	\$3,162	\$2,16

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	1.06	1.00	0.69	96	\$1,440	\$0	\$1,526	\$1,046
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	1.06	1.00	0.69	96	\$1,440	\$0	\$1,526	\$1,046
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Cabinet-Medium	1.00	1.06	1.00	0.69	1	\$11,200	\$0	\$11,872	\$8,135

RMV Summary (Before Index)

		Improver		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
131	\$199,869	\$0	\$16,069	\$43,059	\$258,997	Residential	Industrial 2	\$95,449

Current RMV

_			Land					
_	Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
	531695		54989		\$651,096	2.51	\$309,061	3.37
					\$651,096			
					\$651,096			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$309,061	\$637,022	\$946,083	\$226,671	\$292,240	\$518,911	\$6,482.22
2024	\$321,423	\$651,096	\$972,519	\$145,604	\$294,946	\$440,550	\$5,860.11

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