

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
55142	401	6	D	0403	807160001100

Owner(s): **Lundberg Kirk R**

Situs Address: **92975 Brownsmead Hill Rd
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.63	\$76,040	\$25,640	\$101,680

Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
133	1953	1990	10/17/2011	cleader	1.000000	81390	00000	00000	0.813900	1.150000	1.000000

Base Cost Value:	\$93,528
Inventory Adjustment Total:	\$7,366
Adjusted Base Cost:	\$116,028
DRC:	\$94,435
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Vinyl	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,032	2	1,961
Heating Accessory	Wood Stove w/flue	1	0	2,600	2,600
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	816	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	816	0	286
Built-in Appliances	Dishwasher	1	0	340	340
Built-in Appliances	Hood Fan	1	0	180	180
Interior - Wall	Panel	0	0		0
Interior - Wall	Cld & Pa	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Plumbing	Lavatory	1	0	250	250
Plumbing	Toilet	1	0	250	250
Plumbing	Water Heater (Std)	1	0	350	350
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	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	0	0	0	0	2	0	0	0	0	0	0	0	0	216	216	0.00	0.00	13,640.64	13,640.64
Basement									1			624			624	25,345.40	0.00	0.00	25,345.40
First Floor	1	1	1	0	1	1.0	0	0	0	0	0			816	816	0.00	0.00	54,541.68	54,541.68

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	Garden Shed Conv.	1.00	1.00	1.00	0.81	64	\$1,088	\$0	\$1,088	\$886

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
1 - A	Outbuildings	Lean-to/light	1.00	1.00	1.00	0.81	140	\$560	\$0	\$560	\$456

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.81	864	\$8,868	\$0	\$8,868	\$7,217

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.15	1.00	1.00	0.81	48	\$1,438	\$0	\$1,653	\$1,346

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	1.00	1.00	0.81	36	\$540	\$0	\$540	\$440

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 1/2	1.15	1.00	1.00	0.81	48	\$1,438	\$0	\$1,653	\$1,346

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	1.00	1.00	0.81	130	\$1,950	\$0	\$1,950	\$1,587

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.81	24	\$408	\$0	\$408	\$332

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	Fencing Cedar 6 ft/w Lattice	1.00	1.00	1.00	0.81	33	\$825	\$0	\$825	\$671

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
133	\$94,435	\$0	\$0	\$14,280	\$108,715	Residential	HS	<u>\$101,680</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531739		55142		\$232,862	2.14	<u>\$204,211</u>	<u>2.19</u>
				<u>\$232,862</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$204,210	\$249,217	\$453,427	\$85,871	\$101,946	\$187,817	\$2,658.59
2024	\$222,589	\$232,862	\$455,451	\$88,447	\$105,004	\$193,451	\$2,752.99