# **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.

Account ID	Property Class	_	MA	NH	Tax Code	TaxMapKey
55308	101		1	A	0101	80918AB01900
Owner(s):	Nowak Edwin		Situs Add	ress:	25 W Kensington Av Astoria, OR	⁄e

#### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.34	\$71,205	\$42,500	\$113,705
		Land Con	nponents				
	Category			Description			
Neighborhood		Urban					
Off-Site Improveme	ent	Curb-G	utters				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Cable T	v				
On-Site Utilities		Electric	ity				
On-Site Utilities		Gas					
On-Site Utilities		Public '	Water				
On-Site Utilities		Telepho	ne				
Site Adjustments		Med/Li	ght Traffic				
Site Adjustments		Ton-Me	ed/Light				

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 %
	141	1956		1993	10/19/2018	cbrown	1.000000	82870	00000	00000	0.828700	1.550000	0000001

Base Cost Value: \$257,239
Inventory Adjustment Total: \$31,584
Adjusted Base Cost: \$447,675

DRC: \$370,989

Adjudicated Value:

### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	2,775	3	7,631
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,049	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Shed	0	0		0
Heating Accessory	Backed Fireplace	1	0	6,270	6,270
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Roofing Material	Composition Arch	0	2,049	0	512
Roofing Material	Skylights	3	0	0	0
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Single	1	0	610	610
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Windows	Double	0	0		0
Windows	Single	0	0		0
Windows	Vinyl	0	0		0
Windows	Wood	0	0		0
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Toilet	3	0	300	900

# **Residence Valuation**

#### **Improvement Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Shower Stall - Metal	1	0	750	750
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Laundry Tub	1	0	350	350

#### **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	0	0	1	3	1.0	0	1	0	0	0	597		1,452	2,049	19,560.05	0.00	81,229.47	100,789.52
First Floor	1	1	1	0	3	1.0	1	0	0	0	0			2,049	2,049	0.00	0.00	135,231.55	135,231.55

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Same as House	1.000000	0.828700	816.00	\$24,936.00	\$204.00	\$38,967.00	\$32,291.95

# **Carport Components**

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Pier	0	0	0	0
Interior - Floor	Concrete Slab	0	816	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	816	0.25	204.00

### **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	Drive Concrete	1.00	1.00	1.00	0.83	1,001	\$4,004	\$0	\$4,004	\$3,318

# **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	Wood Deck Treated	1.00	1.00	1.00	0.83	344	\$3,946	\$0	\$3,946	\$3,270
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	0.83	80	\$320	\$0	\$320	\$265
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 Metal Cl 5	1.00	1.00	1.00	0.83	118	\$1,534	\$0	\$1,534	\$1,27
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.83	108	\$2,765	\$0	\$2,765	\$2,29

10/10/2024 Page 4 of 5

# **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			
141	\$370,989	\$32,292	\$0	\$10,416	\$413,696	Residential	HS	\$113,705			

#### **Current RMV**

			]	Land			
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
531988		55308		\$685,883	1.66	\$196,902	1.80
				\$685,883			

#### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$196,901	\$669,923	\$866,824	\$80,623	\$253,754	\$334,377	\$6,656.54
2024	\$204,778	\$685,883	\$890,661	\$83,041	\$261,366	\$344,407	\$6,892.22

10/10/2024 Page 5 of 5