

# 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>
55311	641	6	B	0108	809260000801

Owner(s):	Farmer Jason	Situs Address:	35485 Wiley Ln
	Farmer Kerry		Astoria,

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	4.03	\$93,314	\$10,350	\$103,664

### Land Components

Category	Description
Neighborhood	Rural

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
152	2021	2021	01/07/2022	lmoore	1.000000	98340	00000	00000	0.983400	1.000000	).700000

Base Cost Value:	\$248,988
Inventory Adjustment Total:	\$27,648
Adjusted Base Cost:	\$193,645
DRC:	\$190,431
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	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	2,664	2	6,314
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Floor	Wood Subfloor	0	3,300	0	0
Roofing Material	Composition Arch	0	2,027	0	304
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Cooktop	1	0	550	550
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Garden Tub	1	0	2,500	2,500
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600
Plumbing	Lavatory	6	0	500	3,000
Plumbing	Toilet	4	0	450	1,800
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Bar Sink	1	0	450	450

## 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				1	3	2.0								1,273	1,273	0.00	0.00	72,004.38	72,004.38
First Floor	1	1	1		1	1.0	1	1	1		1			2,027	2,027	0.00	0.00	176,983.90	176,983.90

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.983400	671.00	\$41,112	\$1,001	\$29,479	\$28,990

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	671	0.15	100.65
Garage Component	Garage Door Opener	2	0	450	900.00

### Other Improvements

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.98	216	\$10,476	\$0	\$7,333	\$7,211

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.98	131	\$6,354	\$0	\$4,447	\$4,374

## 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	Patio	1.00	0.70	1.00	0.98	60	\$180	\$0	\$126	\$124

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Pump House	1.00	0.70	1.00	0.98	96	\$4,291	\$0	\$3,004	\$2,954

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 Agg, Conc,	1.00	0.70	1.00	0.98	613	\$2,452	\$0	\$1,716	\$1,688

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 Exposed Agg	1.00	0.70	1.00	0.98	888	\$3,552	\$0	\$2,486	\$2,445

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 Composite	1.00	0.70	1.00	0.98	138	\$2,760	\$0	\$1,932	\$1,900

## Residence Valuation

### Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - R	Other Improvements	Cov. Porch Gab.R.	1.00	0.70	1.00	0.98	55	\$2,668	\$0	\$1,867	\$1,836

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
152	\$190,431	\$0	\$28,990	\$22,532	\$241,952	Residential	HS	<u>\$103,664</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538603		55311		\$679,139	2.81	<u>\$246,775</u>	<u>2.59</u>
				<u>\$679,139</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$246,775	\$726,162	\$972,937	\$42,562	\$324,077	\$366,639	\$5,128.08
2024	\$268,984	\$679,139	\$948,123	\$43,837	\$333,799	\$377,636	\$5,314.15