

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>
55323	101	3	K	1001	61014BB03300

Owner(s): Smith Brian Matthew	Situs Address: 1980 North Fork Ct
OLEary Smith Allison Patricia	Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	0.36	\$55,000	\$62,500	\$117,500

Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Asphalt-Concrete 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 %
156	2021	2021	12/16/2021	mpincombe	1.000000	98340	00000	00000	0.983400	1.840000	1.000000

Base Cost Value:	\$213,805
Inventory Adjustment Total:	\$27,680
Adjusted Base Cost:	\$444,332
DRC:	\$436,956
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air/Cool	0	2,187	3	5,468
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Interior - Accessory	Sprinkler System	0	2,664	3	7,992
Roof Type	Gable	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Bath Tub - Shower	1	0	1,400	1,400

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
First Floor					2	1.0			2		1			954	954	0.00	0.00	111,852.80	111,852.80
Second Floor	1	1	1		1	1.0	1	1						1,710	1,710	0.00	0.00	101,952.30	101,952.30

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Unfinished	1.000000	0.983400	730.00	\$40,908	\$377	\$75,963	\$74,702

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	450	450.00
Roofing Material	Composition	0	730	-0.1	-73.00

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 FND	1.00	1.00	1.00	0.98	160	\$4,575	\$0	\$4,575	\$4,499

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	0.98	144	\$593	\$0	\$593	\$583

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 SLAB	1.00	1.00	1.00	0.98	130	\$3,160	\$0	\$3,160	\$3,108

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	Drive Concrete	1.00	1.00	1.00	0.98	677	\$2,789	\$0	\$2,789	\$2,743

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
156	\$436,956	\$0	\$74,702	\$10,933	\$522,591	Residential	VHS	<u>\$117,500</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538541		55323		\$659,876	1.26	<u>\$208,092</u>	<u>1.84</u>
				<u>\$659,876</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$208,092	\$702,627	\$910,719	\$126,857	\$319,016	\$445,873	\$6,468.65
2024	\$216,415	\$659,876	\$876,291	\$130,662	\$328,586	\$459,248	\$6,663.70