

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
55496	101	3	C	1005	61010BB09202

Owner(s):	Brumbaugh Margit E	Situs Address:	185 Summit Ct
	Brumbaugh Mark S		Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.25	\$145,000	\$59,750	\$204,750

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
156	2006	2006	06/27/2024	bgermond	1.000000	90310	00000	00000	0.903100	2.600000	1.000000

Base Cost Value:	\$175,158
Inventory Adjustment Total:	\$21,017
Adjusted Base Cost:	\$510,055
DRC:	\$460,631
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,547	3	3,945
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	1,250	1	813
Windows	Vinyl	0	0		0
Heating Accessory	1 Story Chimney	1	0	840	840
Heating Accessory	Single Fireplace	1	0	4,140	4,140
Built-in Appliances	Disposal	1	0	190	190
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Microwave Fan	1	0	520	520
Plumbing	Full Bath	2	0	2,350	4,700
Plumbing	Half Bath	1	0	950	950
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Laundry Tub	1	0	550	550
Plumbing	Lavatory	2	0	500	1,000
Plumbing	Shower Stall - Fiberglass	1	0	1,600	1,600

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1		1	1.0	1	1			1			1,250	1,250	0.00	0.00	129,820.00	129,820.00
Second Floor					2	1.0								594	594	0.00	0.00	45,337.62	45,337.62

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.903100	517.50	\$34,449	\$1,236	\$92,781	\$83,790

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	2	0	450	900.00
Foundation	Concrete	0	0	0	0
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	517	0.65	336.05

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	Wood Deck Treated	1.00	1.00	1.00	0.90	225	\$3,484	\$0	\$3,484	\$3,146

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	0.90	111	\$3,536	\$0	\$3,536	\$3,194

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	Asphalt Drive	1.00	1.00	1.00	0.90	490	\$1,985	\$0	\$1,985	\$1,792

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	\$460,631	\$0	\$83,790	\$8,132	\$552,553	Residential	HS	<u>\$204,750</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
532804		55496		\$552,553	1.00	<u>\$204,750</u>	<u>1.00</u>
				<u>\$552,553</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$161,166	\$607,473	\$768,639	\$113,549	\$226,412	\$339,961	\$3,892.66
2024	\$204,750	\$552,553	\$757,303	\$116,955	\$233,204	\$350,159	\$4,004.72