

# 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>
55935	401	6	C	0103	80911AD00800

Owner(s):	Olson Suzanne L Teal Bryan P Olson and Teal Family Trust	Situs Address:	93685 Macey Dr Astoria,
-----------	--	----------------	----------------------------

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.34	\$73,400	\$34,900	\$108,300

### Land Components

Category	Description
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System
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 %
140	2012	2012	10/11/2012	Ilindberg	1.000000	93640	00000	00000	0.936400	1.000000	1.000000

Base Cost Value:	\$142,607
Inventory Adjustment Total:	\$20,812
Adjusted Base Cost:	\$163,419
DRC:	\$153,026
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	2,344	2	3,516
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Cabinetry	Cabinets Fair Quality	1	0	6,900	6,900
Interior - Floor	Wood Subfloor	0	2,344	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,344	0	586
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Kitchen Sink	2	0	450	900
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900

### 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		4	3.0		1			1			2,344	2,344	0.00	0.00	150,556.80	150,556.80

## Residence Valuation

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.936400	484.00	\$22,180	\$521	\$22,701	\$21,258

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	484	0.25	121.00
Garage Component	Garage Door Opener	1	0	400	400.00

### 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	Wood Deck Treated	1.00	1.00	1.00	0.94	120	\$1,800	\$0	\$1,800	\$1,686

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Gab.R.	1.00	1.00	1.00	0.94	24	\$1,164	\$0	\$1,164	\$1,090

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Composite	1.00	1.00	1.00	0.94	160	\$3,200	\$0	\$3,200	\$2,996

## 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	Garden Shed Conv.	1.00	1.00	1.00	0.97	140	\$2,170	\$0	\$2,170	\$2,101

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 4	1.00	1.00	1.00	0.97	48	\$396	\$0	\$396	\$383

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	0.94	24	\$360	\$0	\$360	\$337

---

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$153,026	\$0	\$21,258	\$8,593	\$182,877	Residential	HS	<u>\$108,300</u>

### Current RMV

Improvement					Land		
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535702		55935		\$421,575	2.31	<u>\$215,951</u>	<u>2.17</u>
				<u>\$421,575</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$215,950	\$451,114	\$667,064	\$162,890	\$153,221	\$316,111	\$4,683.49
2024	\$235,386	\$421,575	\$656,961	\$167,776	\$157,817	\$325,593	\$4,853.51