

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>
56052	101	3	G	1001	61028BD03905

Owner(s):	Situs Address:	2365 S Edgewood St
Chombeau Jon Michael		Seaside,
Chombeau Michael E		
Chombeau Shari L		

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.09	\$230,000	\$33,750	\$263,750

Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Cable Tv
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
On-Site Utilities	Telephone
On-Site Utilities	Underground Utilities

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
646	2008	2008	09/30/2022	mpincombe	1.000000	91440	00000	00000	0.914400	3.090000	1.000000

Base Cost Value:	\$154,770
Inventory Adjustment Total:	\$17,362
Adjusted Base Cost:	\$531,888
DRC:	\$486,358
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	1,525	2	3,584
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Accessory	Security Sys. 8 Zones	1	2,212	300	300
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Hard Wood Floor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	838	1	629
Windows	Vinyl	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Ceiling	Recessed Lighting	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

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
First Floor	1	1					1			1	1			838	838	0.00	0.00	72,320.10	72,320.10
Second Floor					3	2.0								1,374	1,374	0.00	0.00	69,683.44	69,683.44

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.914400	484.00	\$25,087	\$763	\$79,875	\$73,038

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Interior - Floor	Concrete Slab	0	484	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	484	0.75	363.00
Ext Wall Material	Shingle	0	0	0	0
Foundation	Concrete	0	484	0	0

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 Agg, Conc,	1.00	1.00	1.00	0.91	349	\$2,827	\$0	\$2,827	\$2,585

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	Wood Deck Treated	1.00	1.00	1.00	0.91	12	\$186	\$0	\$186	\$170

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	1.00	1.00	0.91	506	\$4,099	\$0	\$4,099	\$3,748

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 SLAB	1.00	1.00	1.00	0.91	58	\$1,449	\$0	\$1,449	\$1,325

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	1.00	1.00	0.91	100	\$810	\$0	\$810	\$741

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 Cedar 6 ft	1.00	1.00	1.00	0.91	80	\$2,376	\$0	\$2,376	\$2,173

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
646	\$486,358	\$0	\$73,038	\$10,741	\$570,137	Residential	HS	<u>\$263,750</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534082		56052		\$490,247	0.94	<u>\$263,750</u>	<u>1.04</u>
				<u>\$490,247</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$263,750	\$521,540	\$785,290	\$174,822	\$203,792	\$378,614	\$5,436.63
2024	\$274,300	\$490,247	\$764,547	\$180,066	\$209,905	\$389,971	\$5,602.25