

# 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>
<b>56333</b>	<b>101</b>	<b>3</b>	<b>BO</b>	<b>1005</b>	<b>71033DD06300</b>

Owner(s): <b>Stroup Janet L</b>	Situs Address:	<b>4600 Sheridan Dr Gearhart,</b>
---------------------------------	----------------	---------------------------------------

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.52	\$196,500	\$107,750	\$304,250

### Land Components

Category	Description
Neighborhood	Urban
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
152	2015	2015	06/03/2024	cbrown	1.000000	95260	00000	00000	0.952600	2.850000	1.000000

Base Cost Value:	\$242,723
Inventory Adjustment Total:	\$36,066
Adjusted Base Cost:	\$794,550
DRC:	\$756,888
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Plywood	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air		2,843	2	4,748
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Accessory	Sprinkler System	0	2,995	3	8,985
Interior - Floor	Wood Subfloor	0	0		0
Interior - Wall	Dry Wall	0	0		0
Miscellaneous	User Defined	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	2,691	0	404
Windows	Vinyl	0	0		0
Built-in Appliances	Cooktop	1	0	550	550
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Shower Stall - Tile	2	0	2,600	5,200
Plumbing	Jet Tub	1	0	3,900	3,900
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Laundry Tub	1	0	550	550

## 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														304	304	0.00	0.00	25,434.24	25,434.24
First Floor	1	1	1		3	3.0		1						2,691	2,691	0.00	0.00	217,288.70	217,288.70

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Attached	Finished	1.000000	0.952600	654.00	\$40,372	\$998	\$117,904	\$112,315

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	654	0.15	98.10
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 SLAB	1.00	1.00	1.00	0.95	240	\$7,646	\$0	\$7,646	\$7,284

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	0.95	208	\$1,685	\$0	\$1,685	\$1,605

## 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	Drive Exposed Agg	1.00	1.00	1.00	0.95	1,200	\$9,720	\$0	\$9,720	\$9,259

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	0.95	366	\$2,965	\$0	\$2,965	\$2,824

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	0.95	500	\$15,930	\$0	\$15,930	\$15,175

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.00	1.00	0.95	1	\$2,500	\$0	\$2,500	\$2,382

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Outdoor Fireplace	1.00	1.00	1.00	0.95	1	\$7,000	\$0	\$7,000	\$6,668

## 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 Agg, Conc,	1.00	1.00	1.00	0.95	89	\$721	\$0	\$721	\$687

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fence Split Rail	1.00	1.00	1.00	0.95	135	\$1,640	\$0	\$1,640	\$1,563

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
152	\$756,888	\$0	\$112,315	\$47,446	\$916,650	Residential	HS	<u>\$304,250</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536608		56333		\$916,649	1.00	<u>\$304,250</u>	<u>1.00</u>
				<u>\$916,649</u>			

### Certified Tax Roll Value

---

<u>Tax Year</u>	<u>Land RMV</u>	<u>Impr RMV</u>	<u>Total RMV</u>	<u>Land AV</u>	<u>Impr AV</u>	<u>Total AV</u>	<u>Total Tax</u>
2023	\$294,543	\$830,132	\$1,124,675	\$253,472	\$462,548	\$716,020	\$8,198.64
2024	\$304,250	\$916,649	\$1,220,899	\$261,076	\$476,424	\$737,500	\$8,434.73