

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>
56394	101	3	BO	1005	71033DD00200

Owner(s):	Marton Robert Stuart	Situs Address:	4899 Drummond Dr
	Marton Melissa		Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.29	\$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 %
156	2020	2020	05/30/2024	cbrown	1.000000	97830	00000	00000	0.978300	2.850000	1.000000

Base Cost Value:	\$222,882
Inventory Adjustment Total:	\$21,707
Adjusted Base Cost:	\$697,079
DRC:	\$681,952
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Forced Air	0	2,209	2	4,241
Interior - Accessory	Sprinkler System	0	2,209	3	6,627
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,727	0	259
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	720	720
Built-in Appliances	Hood Fan	1	0	410	410
Built-in Appliances	Microwave	0	0		0
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Toilet	3	0	450	1,350
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Lavatory	5	0	500	2,500
Plumbing	Bath Tub - Shower	1	0	1,400	1,400
Plumbing	Shower Stall - Tile	1	0	2,600	2,600
Plumbing	Laundry Tub	1	0	550	550

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	1.0	1	1	2	1				1,727	1,727	0.00	0.00	158,773.90	158,773.90
Second Floor					2	1.0			2					964	964	0.00	0.00	64,107.72	64,107.72

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	0.978300	367.50	\$27,916	\$505	\$81,002	\$79,244

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0	0	0
Exterior Wall	(2 X 6)	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	367.5	0.15020408	55.20

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	0.98	187	\$5,958	\$0	\$5,958	\$5,829

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	134	\$4,269	\$0	\$4,269	\$4,177

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	0.98	1,399	\$11,332	\$0	\$11,332	\$11,086

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 Three Rail	1.00	1.00	1.00	0.98	24	\$350	\$0	\$350	\$342

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	232	\$1,253	\$0	\$1,253	\$1,226

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	0.98	40	\$1,188	\$0	\$1,188	\$1,162

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
156	\$681,952	\$0	\$79,244	\$23,821	\$785,017	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
538372		56394		\$785,017	1.00	<u>\$304,250</u>	<u>1.00</u>
				<u>\$785,017</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$259,311	\$679,484	\$938,795	\$144,490	\$317,913	\$462,403	\$5,294.66
2024	\$304,250	\$785,017	\$1,089,267	\$148,824	\$327,450	\$476,274	\$5,447.11