

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>
56525	101	3	B	1005	61003BC05600

Owner(s):	Ziolkowski Blake	Situs Address:	651 Meadow Ln
	Lear Elizabeth		Gearhart,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$265,000	\$39,750	\$304,750

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System
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	2022	2022	09/18/2023	lmoore	1.000000	98840	00000	00000	0.988400	2.680000	1.000000

Base Cost Value:	\$175,054
Inventory Adjustment Total:	\$17,593
Adjusted Base Cost:	\$516,294
DRC:	\$510,305
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,952	2	4,099
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,600	2,600
Interior - Floor	Wood Subfloor	0	2,209	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,694	0	254
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	Disposal	1	0	190	190
Built-in Appliances	Microwave	1	0	520	520
Plumbing	Kitchen Sink	1	0	600	600
Plumbing	Water Heater (Std)	1	0	450	450
Plumbing	Toilet	3	0	450	1,350
Plumbing	Lavatory	4	0	500	2,000
Plumbing	Bath Tub - Shower - Tile	1	0	1,800	1,800
Plumbing	Shower Stall - Tile	1	0	2,600	2,600

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									1					515	515	0.00	0.00	35,574.90	35,574.90
First Floor	1	1	1		3	2.0	1	1			1			1,694	1,694	0.00	0.00	156,770.80	156,770.80

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	0.988400	528.75	\$34,928	\$979	\$96,232	\$95,115

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	529	0.15	79.35
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	0.99	110	\$3,505	\$0	\$3,505	\$3,464

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	0.99	219	\$6,977	\$0	\$6,977	\$6,896

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 Concrete	1.00	1.00	1.00	0.99	450	\$2,430	\$0	\$2,430	\$2,402

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	0.99	810	\$3,281	\$0	\$3,281	\$3,242

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Land Class				
152	\$510,305	\$0	\$95,115	\$16,005	\$621,425	Residential	HS	<u>\$304,750</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
539029		56525		\$621,425	1.00	<u>\$304,750</u>	<u>1.00</u>
				<u>\$621,425</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$208,091	\$778,899	\$986,990	\$114,516	\$346,609	\$461,125	\$5,280.01
2024	\$304,750	\$621,425	\$926,175	\$117,951	\$357,007	\$474,958	\$5,432.04