

Appraisal Report

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Account ID	Property Class		MA	NH	Tax Code	TaxMapKey
57103	101		5	G	3004	81034AB04400

Owner(s): **Smith Gregory Layne**

Situs Address: **1180 SE Willow Dr
Warrenton,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Lot	0.13	\$44,500	\$10,000	\$54,500

Land Components

Category	Description
On-Site Utilities	Underground Utilities
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Public Sewer
On-Site Improvement	Landscape-Fair
Neighborhood	Suburban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2008	2008	10/30/2009	gbonham	1.000000	91440	00000	00000	0.914400	1.000000	1.220000

Base Cost Value:	\$100,113
Inventory Adjustment Total:	\$11,846
Adjusted Base Cost:	\$136,590
DRC:	\$124,898
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Basic Set	1	0	1,590	1,590
Ext Wall Material	Hd Bd	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	1,373	3	3,542
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,373	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,373	0	343
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Full Bath	2	0	1,600	3,200
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

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		3	2.0		1			1			1,373	1,373	0.00	0.00	100,113.35	100,113.35

Residence Valuation

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	416.00	\$22,551	\$504	\$28,128	\$25,720

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Garage Component	Garage Door Opener	1	0	400	400.00
Roofing Material	Composition Arch	0	416	0.25	104.00

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	Drive Concrete	1.00	1.22	1.00	0.91	480	\$1,440	\$0	\$1,757	\$1,606

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 4 ft	1.00	1.22	1.00	0.91	180	\$3,420	\$0	\$4,172	\$3,815

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	1.22	1.00	0.91	800	\$2,500	\$0	\$3,050	\$2,789

Residence Valuation

Other Improvements

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	1.22	1.00	0.91	120	\$5,820	\$0	\$7,100	\$6,493

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	1.22	1.00	0.91	27	\$1,310	\$0	\$1,598	\$1,461

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
140	\$124,898	\$0	\$25,720	\$16,164	\$166,782	Residential	HS	<u>\$54,500</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534665		57103		\$339,284	2.03	<u>\$137,463</u>	<u>2.62</u>
				<u>\$339,284</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	\$137,462	\$331,384	\$468,846	\$42,289	\$124,253	\$166,542	\$2,206.96
2024	\$142,961	\$339,284	\$482,245	\$43,557	\$127,980	\$171,537	\$2,281.74