

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>
57439	101	3	K	1001	61014BB05300

Owner(s):	Dickau Grant S Dickau Jeanette V	Situs Address:	2203 North Fork Rd Seaside,
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Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.20	\$55,000	\$35,000	\$90,000

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Off-Site Improvement	Curb-Gutters
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 %
146	2017	2017	05/02/2018	mpincombe	1.000000	96310	00000	00000	0.963100	1.880000	1.000000

Base Cost Value:	\$175,902
Inventory Adjustment Total:	\$26,240
Adjusted Base Cost:	\$380,026
DRC:	\$366,003
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
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/Cool	0	2,047	2	4,913
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Accessory	Sprinkler System	0	2,514	3	7,542
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,581	0	395
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave	1	0	450	450
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Bath Tub - W/O Shower	1	0	600	600
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	5	0	350	1,750

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	1.0	1	1			1			1,581	1,581	0.00	0.00	110,918.95	110,918.95

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
Second Floor					2	1.0			1					933	933	0.00	0.00	50,473.48	50,473.48

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.963100	730.00	\$37,337	\$583	\$71,289	\$68,658

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	730	0.25	182.50
Garage Component	Garage Door Opener	1	0	400	400.00

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 P APC Fnd	1.00	1.00	1.00	0.96	75	\$0	\$0	\$0	\$0

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	0.96	110	\$2,097	\$0	\$2,097	\$2,020

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	Drive Exposed Agg	1.00	1.00	1.00	0.96	735	\$4,542	\$0	\$4,542	\$4,375

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.00	1.00	0.96	45	\$1,020	\$0	\$1,020	\$982

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Fencing Cedar 5 ft	1.00	1.00	1.00	0.96	44	\$847	\$0	\$847	\$816

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$366,003	\$0	\$68,658	\$8,193	\$442,854	Residential	HS	<u>\$90,000</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537370		57439		\$559,193	1.26	<u>\$159,390</u>	<u>1.84</u>
				<u>\$559,193</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$159,390	\$598,036	\$757,426	\$67,447	\$332,628	\$400,075	\$5,744.80
2024	\$165,765	\$559,193	\$724,958	\$69,470	\$342,606	\$412,076	\$5,919.82