

# 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>
57568	401	6	B	0110	709310000403

Owner(s): **Beckman Cindy Rev Liv Trust**  
**Beckman Cindy Trustee**

Situs Address: **87768 Lewis & Clark Rd**  
**Astoria,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$63,777	\$0	\$63,777
	Residential	HS	Acre		\$0	\$9,850	\$9,850

### Land Components

Category	Description
Neighborhood	Rural
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Public Water
On-Site Utilities	Septic System

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2009	2009	03/08/2010	charper	1.000000	91990	00000	00000	0.919900	1.000000	0.700000

Base Cost Value:	\$164,570
Inventory Adjustment Total:	\$11,484
Adjusted Base Cost:	\$123,238
DRC:	\$113,367
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heating & Cooling	Heat Pump	0	2,213	2	5,444
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	2,786	0	0
Interior - Wall	Dry Wall	0	0		0
Roofing Material	Composition Arch	0	1,641	0	410
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Half Bath	1	0	650	650
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	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor		1			1	1.0	1	1		1				1,641	1,641	0.00	0.00	114,035.95	114,035.95
Second Floor					4	1.0								1,145	1,145	0.00	0.00	59,708.20	59,708.20

## 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	0.919900	539.00	\$27,137	\$0	\$18,996	\$17,474

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	0	0	0	0

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5	Detached	Finished	1.000000	0.919900	1750.00	\$88,103	\$7,220	\$66,726	\$61,381

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Electric	220 Volt	0	0	1380	1380.00
Roofing Material	Composition Arch	17	0	0	0
Ext Wall Material	Wood/Shake	0	0	0	0
Foundation	Concrete	0	0	0	0
Garage Component	Garage Door Opener	1	0	450	450.00
Heating & Cooling	Hot Water Baseboard	3	1750	1796.66666	5390.00
Interior - Ceiling	Vaulted	0	0	0	0

## 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 Concrete	1.00	0.70	1.00	0.92	637	\$1,911	\$0	\$1,338	\$1,231

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	0.70	1.00	0.92	1,116	\$3,348	\$0	\$2,344	\$2,156

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	0.70	1.00	0.92	6,336	\$19,008	\$0	\$13,306	\$12,240

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
6 - A	Outbuildings	Metal Component	1.00	1.00	1.00	0.98	1,280	\$40,942	\$1,860	\$42,802	\$41,873

### Other Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Electrical	Service 200 amp	1	0	1300	1300.00
Electrical	Wiring per outlet 110 volts	8	0	70	560.00

### 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	\$113,367	\$0	\$78,855	\$57,500	\$249,722	Residential	HS	\$63,777
						Residential	HS	\$9,850
							Total:	<u>\$73,627</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
534817		57568		\$787,581	3.15	<u>\$175,271</u>	<u>2.59</u>
				<u>\$787,581</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$175,270	\$842,830	\$1,018,100	\$26,408	\$292,906	\$319,314	\$4,331.62
2024	\$191,045	\$787,581	\$978,626	\$27,200	\$301,693	\$328,893	\$4,491.38