Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
58433	101	5	H	3004	81020AA01500
Owner(s):	Hudson Jared L	Situs Addr	ess:	1027 SW 2nd St	
				Warrenton,	

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV			
	Residential	HS	Site	0.18	\$35,500	\$2,400	\$37,900			
		Land Con	nponents							
(Category			Description						
Neighborhood		Suburb	an							
Off-Site Improveme	ent	Asphalt	Asphalt-Concrete Street							
Off-Site Improveme	ent	Curb-G	utters							
Off-Site Improveme	ent	Public A	Access							
On-Site Utilities		Gas								
On-Site Utilities		Public S	Sewer							
On-Site Utilities		Public '	Water							
On-Site Utilities		Electric	ity							

Page 1 of 4

Residence Valuation

Improvement: 1	Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id			Overall LCM %	LMA %
	146	2012	2012	11/27/2012	llindberg	1.000000	9364(0000(0000(0.936400 1.000000	1.090000

Base Cost Value: \$134,550 Inventory Adjustment Total: \$10,317

Adjusted Base Cost: \$157,905 \$147,863

DRC:

Page 2 of 4

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	0	1,456	2	3,567
Interior - Floor	Wood Subfloor	0	2,033	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	879	0	220
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Disposal	1	0	150	150
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Toilet	3	0	300	900
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

						Full	Half						Aı	rea			Base	Cost	
Floor Type	Liv	Kit	Din	Fam	Bed	Bth	Bth	Uty	Oth	Grt	Gar	Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	1				1		1		1			879	879	0.00	0.00	74,450.05	74,450.05
Second Floor					4	2.0		1						1,154	1,154	0.00	0.00	60,100.24	60,100.24

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.936400	420.00	\$22,281	\$505	\$24,836	\$23,257

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	420	0.25	105.00
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.Porch/Slab/Gab.R.	1.00	1.09	1.00	0.94	85	\$3,392	\$0	\$3,697	\$3,462	
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	1.09	1.00	0.94	908	\$2,724	\$0	\$2,969	\$2,780	
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over-	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC	
All - R	Other Improvements	Patio	1.00	1.09	1.00	0.94	120	\$360	\$0	\$392	\$367	

Residence Valuation

Other	Improvements
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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	1.09	1.00	0.94	148	\$3,552	\$0	\$3,872	\$3,625

RMV Summary (Before Index)

		Improve		Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	 Program Type	Land Class	RMV before index
146	\$147,863	\$0	\$23,257	\$10,235	\$181,354	Residential	HS	\$37,900

Current RMV

		Land					
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
535612		58433		\$416,874	2.30	\$137,531	3.77
				\$416,874			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$137,530	\$407,110	\$544,640	\$57,809	\$174,706	\$232,515	\$3,081.24
2024	\$143,032	\$416,874	\$559,906	\$59,543	\$179,947	\$239,490	\$3,185.64