

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>
59195	101	5	J	3004	81005CD05702

Owner(s): **Mendrin John**
Stout Kelli

Situs Address: **1050 5th Ave**
Hammond, OR 97121

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.15	\$24,400	\$2,400	\$26,800

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Gas
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2013	2013	03/18/2014	mpincombe	1.000000	94190	00000	00000	0.941900	1.000000	1.100000

Base Cost Value:	\$116,478
Inventory Adjustment Total:	\$9,899
Adjusted Base Cost:	\$139,015
DRC:	\$130,938
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	1,688	2	3,747
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,688	0	422
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Dishwasher	1	0	480	480
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	3	0	350	1,050
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	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			1,688	1,688	0.00	0.00	116,477.60	116,477.60

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	0.941900	440.75	\$23,042	\$510	\$25,908	\$24,403

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	441	0.25	110.25

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 Shed R	1.00	1.10	1.00	0.94	38	\$1,718	\$0	\$1,889	\$1,780

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	1.10	1.00	0.94	144	\$432	\$0	\$475	\$448

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	1.10	1.00	0.94	451	\$1,353	\$0	\$1,488	\$1,402

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	Fencing Cedar 6 ft	1.00	1.10	1.00	0.94	81	\$1,944	\$0	\$2,138	\$2,014

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 Metal Cl 5	1.00	1.10	1.00	0.94	48	\$624	\$0	\$686	\$647

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land		RMV before index
		Carport	Garage	Other Improvements	Total		Land Class		
140	\$130,938	\$0	\$24,403	\$6,290	\$161,630	Residential	HS	<u>\$26,800</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
536130		59195		\$406,325	2.51	<u>\$86,778</u>	<u>3.37</u>
				<u>\$406,325</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	\$86,777	\$396,710	\$483,487	\$27,906	\$151,946	\$179,852	\$2,383.36
2024	\$90,249	\$406,325	\$496,574	\$28,743	\$156,504	\$185,247	\$2,464.14