

Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
60547	101	6	B	0112	80930AD00606

Owner(s): **Castillo Gildardo
Medina Elsa** Situs Address: **35647 Bella Ridge Loop
Astoria,**

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.21	\$48,430	\$10,350	\$58,780

Land Components

Category	Description
On-Site Utilities	Septic System
On-Site Utilities	Public Water
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
Neighborhood	Suburban

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	2022	2022	12/14/2022	lmoore	1.000000	98840	00000	00000	0.988400	1.000000	1.050000

Base Cost Value:	\$148,589
Inventory Adjustment Total:	\$15,075
Adjusted Base Cost:	\$171,847
DRC:	\$169,853
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Heat Pump	0	1,569	3	5,068
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	2,030	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,107	0	277
Windows	Vinyl	0	0		0
Ext Wall Material	Stone Veneer	0	0		0
Ext Wall Material	Hd Bd	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	3	0	300	900
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
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				1	1	1		1			1,107	1,107	0.00	0.00	86,294.65	86,294.65
Second Floor					3	2.0								923	923	0.00	0.00	50,037.88	50,037.88

**Garage
Residence Valuation**

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.988400	450.00	\$25,960	\$513	\$27,796	\$27,474

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	450	0.25	112.50

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	1.05	1.00	0.99	63	\$3,056	\$0	\$3,208	\$3,171

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	1.05	1.00	0.99	110	\$5,335	\$0	\$5,602	\$5,537

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	1.05	1.00	0.99	105	\$315	\$0	\$331	\$327

Class-Other SC	Category	Description	LCM %	LMA %	Comp %	Over-all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.05	1.00	0.99	50	\$1,000	\$0	\$1,050	\$1,038

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	Asphalt Drive	1.00	1.05	1.00	0.99	640	\$1,920	\$0	\$2,016	\$1,993

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	1.05	1.00	0.99	100	\$300	\$0	\$315	\$311

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
146	\$169,853	\$0	\$27,474	\$12,377	\$209,704	Residential	HS	<u>\$58,780</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538953		60547		\$464,934	2.22	<u>\$148,300</u>	<u>2.75</u>
				<u>\$464,934</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	\$148,299	\$496,963	\$645,262	\$50,744	\$221,148	\$271,892	\$4,771.75
2024	\$161,647	\$464,934	\$626,581	\$52,266	\$227,782	\$280,048	\$4,904.14