

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>
60763	401	6	D	0414	80823AA00305

Owner(s): **Franseth Jacalyn Lee** Situs Address: **40890 Crest View Ln**
Astoria,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	2.18	\$71,800	\$25,640	\$97,440

Land Components

Category	Description
Neighborhood	Rural
On-Site Utilities	Telephone
On-Site Utilities	Electricity
Off-Site Improvement	Public Access
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
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	2020	2020	12/12/2011	cleader	1.000000	97830	00000	00000	0.978300	1.050000	1.000000

Base Cost Value:	\$115,802
Inventory Adjustment Total:	\$14,547
Adjusted Base Cost:	\$136,867
DRC:	\$133,897
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	Forced Air	0	1,675	2	3,719
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,675	0	0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,675	0	419
Windows	Vinyl	0	0		0
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bar Sink	1	0	300	300
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Kitchen Sink	1	0	450	450

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	0	3	2.0	0	1	1	0	1			1,675	1,675	0.00	0.00	115,802.25	115,802.25

**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	0.978300	479.00	\$24,900	\$520	\$26,691	\$26,112

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	479	0.25	119.75

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.	1.05	1.00	1.00	0.98	436	\$17,396	\$0	\$18,266	\$17,870

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	1.00	1.00	0.98	3,150	\$9,450	\$0	\$9,450	\$9,245

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	1.00	1.00	0.98	611	\$1,833	\$0	\$1,833	\$1,793

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	1.00	1.00	0.98	544	\$1,632	\$0	\$1,632	\$1,597

Residence Valuation

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
140	\$133,897	\$0	\$26,112	\$30,505	\$190,513	Residential	HS	<u>\$97,440</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
537694		60763		\$408,069	2.14	<u>\$195,696</u>	<u>2.19</u>
				<u>\$408,069</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$195,695	\$436,379	\$632,074	\$95,564	\$210,752	\$306,316	\$4,294.16
2024	\$213,308	\$408,069	\$621,377	\$98,430	\$217,074	\$315,504	\$4,448.13