Appraisal Report

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
6994	101	4	D	1008	51032CC00302
Owner(s):	Lovegreen Richard L	Situs Addı	ress: 3	507 W Chinook Av	ve .
			(annon Beach.	

Land Valuation

			Land	v aluation			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.34	\$127,800	\$37,985	\$165,785
		Land Cor	nponents				
	Category			Description			
Off-Site Improveme	ent	Public .	Access		_		
Off-Site Improveme	ent	Asphal	t-Concrete Street				
On-Site Utilities		Electric	eity				
On-Site Utilities		Public	Sewer				
Site Adjustments		Top-Me	ed/Light				
Rural		Homes	ite-Average				
Site Adjustments		Med/Li	ght Traffic				
On-Site Utilities		Public	Water				
On-Site Improveme	nt	Landsc	ape-Fair				
Neighborhood		Urban					
Neighborhood		Orban					

Page 1 of 5

Residence Valuation

Improvement: 1	Stat Class	Year Built		fective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
	140	1955	1	.992	08/11/2014	sgibson	1.000000	82370	00000	00000	0.823700	1.000000	3000001
									В	ase Cos	st Value:		\$81,619

Inventory Adjustment Total: \$10,499
Adjusted Base Cost: \$92,119
DRC: \$75,878

cated Value

Adjudicated Value:

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	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	1,017	3	3,387
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Cabinetry	Soft Wood	0	0		0
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Shake Medium	0	1,017	1	763
Interior - Wall	Panel	0	0		0
Interior - Wall	Dry Wall	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Gas	0	0		0
Plumbing	Bath Tub - Shower - Tile	1	0	1,300	1,300
Plumbing	Bath Tub - Door	1	0	150	150
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300
Plumbing	Water Heater (Std)	1	0	400	400

10/10/2024 Page 2 of 5

Residence Valuation

Room Grid

						Full	Half						Aı	·ea			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	0	2	1.0	0	1	0	0	1			1,017	1,017	0.00	0.00	81,619.15	81,619.15

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Unfinished	1.000000	0.723700	540.00	\$25,311	\$405	\$25,716	\$18,611

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete		0	0	0
Ext Wall Material	Shingle	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Hip	0	0	0	0
Roofing Material	Shake Medium	0	0	405	405.00

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	Patio	1.00	1.00	1.00	0.82	27	\$122	\$0	\$122	\$100

10/10/2024 Page 3 of 5

Residence Valuation

			O	ther	Impr	ovem	ents				
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	1.00	1.00	0.95	223	\$5,352	\$0	\$5,352	\$5,069
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.95	192	\$5,040	\$0	\$5,040	\$4,774
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Garden Shed Conv.	1.00	1.00	1.00	0.95	48	\$1,428	\$0	\$1,428	\$1,353
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 Treated	1.00	1.00	1.00	0.95	1,577	\$26,809	\$0	\$26,809	\$25,393
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.95	234	\$3,182	\$0	\$3,182	\$3,014

10/10/2024 Page 4 of 5

RMV Summary (Before Index)

		Improvei	nent(s)				Land	
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
140	\$75,878	\$0	\$18,611	\$39,704	\$134,193	Residential	HS	\$165,785

Current RMV

				Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index	
69941		6994		\$361,463	2.69	\$351,060	2.20	
				\$361,463				

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$351,060	\$356,529	\$707,589	\$133,696	\$165,048	\$298,744	\$3,509.33
2024	\$365,102	\$361,463	\$726,565	\$137,706	\$169,999	\$307,705	\$3,884.05

10/10/2024 Page 5 of 5