

# 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.*

<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
7309	101	2	F	0803	60601AD02500
Owner(s): <b>Holland Jaymie</b>		Situs Address: <b>9904 Beach Dr Birkenfeld,</b>			

## Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	Lot	0.24	\$42,500	\$6,600	\$49,100

### Land Components

<u>Category</u>	<u>Description</u>
On-Site Utilities	Electricity
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
On-Site Utilities	Septic System
Neighborhood	Recreation

# Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2022	2022	02/02/2023	bgermond	1.000000	98840	00000	00000	0.988400	1.000000	0.880000

Base Cost Value:	\$75,385
Inventory Adjustment Total:	\$3,434
Adjusted Base Cost:	\$69,361
DRC:	\$68,556
Adjudicated Value:	

## Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	(2 X 6)	0	0		0
Foundation	Concrete	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	897	0	224
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Lavatory	1	0	350	350
Plumbing	Toilet	1	0	300	300

## 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		2	1.0								897	897	0.00	0.00	75,385.15	75,385.15

## 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	0.88	1.00	0.99	65	\$2,594	\$0	\$2,282	\$2,256

---

## Residence Valuation

---

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Total			
140	\$68,556	\$0	\$0	\$2,256	\$70,812	Residential	HS	<u>\$49,100</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
538952		7309		\$270,063	3.81	<u>\$21,742</u>	<u>0.48</u>
				<u>\$270,063</u>			

---

### Certified Tax Roll Value

---

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$21,741	\$288,667	\$310,408	\$15,499	\$128,456	\$143,955	\$1,671.49
2024	\$23,698	\$270,063	\$293,761	\$15,963	\$132,309	\$148,272	\$1,725.44