

# 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>
<b>8039</b>	<b>101</b>	<b>3</b>	<b>C5</b>	<b>1005</b>	<b>61003BD01700</b>

Owner(s): <b>Widdop Robert P</b> <b>Widdop Family Revocable Living Trust</b>	Situs Address: <b>1236 Fifer Heights</b> <b>Gearhart,</b>
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## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.43	\$145,000	\$59,750	\$204,750

### Land Components

Category	Description
Site Adjustments	Top-Med/Light
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Septic System
Water Front	River-Creek
On-Site Utilities	Gas
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Public Water
On-Site Utilities	Electricity

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
141	1991	1991	09/21/2023	lmoore	1.000000	81760	00000	00000	0.817600	2.770000	1.000000

Base Cost Value:	\$152,338
Inventory Adjustment Total:	\$16,180
Adjusted Base Cost:	\$466,796
DRC:	\$381,652
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	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	1,621	2	3,663
Heating Accessory	Gas Stove w/flue	1	0	2,550	2,550
Interior - Ceiling	Standard	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,148	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,148	0	287
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Cabinetry	Metal	0	0		0
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Microwave Fan	1	0	450	450
Built-in Appliances	Electric	0	0		0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Toilet	3	0	300	900

## Residence Valuation

### 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
Basement	0	0	0	1	2	1.0	0	1	0	0	0	0	0	945	945	0.00	0.00	63,913.20	63,913.20
First Floor	1	1	0	0	1	1.0	1	0	0	0	1			1,148	1,148	0.00	0.00	88,424.60	88,424.60

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.817600	462.00	\$23,804	\$516	\$67,366	\$55,078

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Cedar/Redwood	0	0	0	0
Garage Component	Garage Door Opener	1	0	400	400.00
Roof Type	Hip	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete		0	0	0
Roofing Material	Composition Arch	0	0	115.5	115.50
Interior - Floor	Concrete Slab	0	0	0	0

### 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	Wood Deck Treated	1.00	1.00	1.00	0.82	288	\$4,460	\$0	\$4,460	\$3,646

## 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	Patio	1.00	1.00	1.00	0.82	96	\$518	\$0	\$518	\$424

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 P APC Slab	1.00	1.00	1.00	0.82	28	\$0	\$0	\$0	\$0

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
141	\$381,652	\$0	\$55,078	\$4,070	\$440,800	Residential	HS	<u>\$204,750</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
80391		8039		\$440,800	1.00	<u>\$204,750</u>	<u>1.00</u>
				<u>\$440,800</u>			

### Certified Tax Roll Value

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<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	\$198,141	\$446,429	\$644,570	\$97,455	\$230,181	\$327,636	\$3,751.52
2024	\$204,750	\$440,800	\$645,550	\$100,378	\$237,086	\$337,464	\$3,859.54