

# 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
8330	401	3	F	1006	61003DA00400

Owner(s): **Peterson Erik**

Situs Address: **88111 McCormick Gardens Rd  
Gearhart,**

## Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	5.00	\$36,893	(\$9,760)	\$27,133

### Land Components

Category	Description
Neighborhood	Urban
On-Site Improvement	Landscape-Average
On-Site Utilities	Gas
On-Site Utilities	Public Water
Off-Site Improvement	Public Access
On-Site Utilities	Telephone
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
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 %
130	1994	1994		ncorkill	1.000000	83470	00000	00000	0.834700	1.100000	1.000000

Base Cost Value:	\$88,400
Inventory Adjustment Total:	\$10,095
Adjusted Base Cost:	\$108,345
DRC:	\$90,435
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Wood/Bevel	0	0		0
Exterior Wall	Single	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,552	2	3,182
Heating Accessory	Wood Stove Hearth - Avg	1	0	2,600	2,600
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	1,552	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,552	0	543
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Hood Fan	1	0	180	180
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	340	340
Plumbing	Lavatory	2	0	250	500
Plumbing	Toilet	2	0	250	500
Plumbing	Kitchen Sink	1	0	400	400
Plumbing	Bath Tub - Shower	2	0	750	1,500
Plumbing	Water Heater (Std)	1	0	350	350

## 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
First Floor	1	1	1	0	3	2.0	0	1	1	0	1			1,552	1,552	0.00	0.00	83,966.96	83,966.96

### Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Low Cost	1.000000	0.834700	275.00	\$13,301	\$446	\$15,122	\$12,622

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Single	0	0	0	0
Foundation	Concrete		0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	0	96.25	96.25
Garage Component	Garage Door Opener	1	0	350	350.00
Interior - Floor	Concrete Slab	0	0	0	0
Ext Wall Material	Wood/Bevel	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 - A	Outbuildings	Lean-to/heavy	1.00	1.00	1.00	0.83	962	\$4,367	\$0	\$4,367	\$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	Garden Shed Conv.	1.00	1.00	1.00	0.83	64	\$1,088	\$0	\$1,088	\$908

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.83	1,120	\$17,137	\$0	\$17,137	\$14,304

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	0.83	836	\$12,540	\$0	\$12,540	\$10,467

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 Brick/Sand	1.00	1.00	1.00	0.83	520	\$3,380	\$0	\$3,380	\$2,821

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	1.00	1.00	0.83	286	\$858	\$0	\$858	\$716

### RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
130	\$90,435	\$0	\$12,622	\$32,863	\$135,920	Residential	HS	<u>\$27,133</u>

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
83301		8330		\$320,803	2.36	<u>\$115,249</u>	<u>4.63</u>
				<u>\$320,803</u>			

### Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$115,249	\$343,652	\$458,901	\$63,647	\$175,719	\$239,366	\$3,045.76
2024	\$125,621	\$320,803	\$446,424	\$65,556	\$180,990	\$246,546	\$3,143.14

### Recent Transactions

Instrument ID	Sales Date	Consideration	Sales Data Code		Multiple Accounts	Account ID	TaxMapKey
202404611	08/27/2024	\$652,000	34	Yes	Primary	8330	61003DA00400
					Additional	8329	61003DA00400