

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>
9115	101	3	B	1005	61009AD05900

Owner(s): Paulson Jane White Helen	Situs Address: 202 G St Gearhart,
---	--

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.11	\$265,000	\$1,369,250	\$1,634,250

Land Components

Category	Description
Off-Site Improvement	Asphalt-Concrete Street
On-Site Utilities	Septic System
Neighborhood	Urban
On-Site Utilities	Public Water
On-Site Utilities	Gas
Off-Site Improvement	Curb-Gutters
On-Site Utilities	Electricity
Off-Site Improvement	Sidewalk
Off-Site Improvement	Public Access

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1949	1987	05/16/2024	bgermond	1.000000	79440	00000	00000	0.794400	2.850000	1.000000

Base Cost Value:	\$192,667
Inventory Adjustment Total:	\$35,014
Adjusted Base Cost:	\$648,892
DRC:	\$515,480
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	2,107	2	3,856
Heating Accessory	Stacked Fireplace	1	0	6,830	6,830
Roof Type	Hip	0	0		0
Roofing Material	Composition Arch	0	1,632	0	408
Ext Wall Material	Shingle	0	0		0
Ext Wall Material	Drop Siding	0	0		0
Interior - Accessory	Dumbwaiter	1	0	8,000	8,000
Interior - Accessory	Intercom/Music Sys. Basic	1	0	1,850	1,850
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Wine Cooler/Under Counter	1	0	1,360	1,360
Plumbing	Bar Sink	1	0	300	300
Plumbing	Jet Tub	1	0	3,300	3,300
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Tile	2	0	2,050	4,100

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	0	0	0	0	2	1.0	1	1	0	0	1			1,291	1,291	0.00	0.00	95,853.45	95,853.45
Second Floor	1	1	1	0	2	1.0	0	0	0	0	0			1,632	1,632	0.00	0.00	80,921.92	80,921.92

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.794400	437.00	\$25,432	\$109	\$72,793	\$57,827

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roof Type	Hip	0	0	0	0
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
Roofing Material	Composition Arch	0	0	109.25	109.25

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	Drive Concrete	1.00	1.00	1.00	0.79	160	\$864	\$0	\$864	\$686

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	Asphalt Drive	1.00	1.00	1.00	0.79	320	\$1,296	\$0	\$1,296	\$1,030

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 4 ft	1.00	1.00	1.00	0.79	260	\$4,844	\$0	\$4,844	\$3,848

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Roof/ House Extension	2.85	1.00	1.00	0.79	96	\$1,016	\$0	\$2,895	\$2,300

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	0.79	12	\$83	\$0	\$83	\$66

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	1.00	1.00	1.00	0.79	340	\$8,496	\$0	\$8,496	\$6,749

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	Wood Deck Treated	1.00	1.00	1.00	0.79	170	\$2,632	\$0	\$2,632	\$2,091

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 Decorative	1.00	1.00	1.00	0.79	37	\$779	\$0	\$779	\$619

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Sprinkler System	1.00	1.00	1.00	0.79	1	\$2,500	\$0	\$2,500	\$1,986

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$515,480	\$0	\$57,827	\$19,375	\$592,681	Residential	HS	<u>\$1,634,250</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
91151		9115		\$592,680	1.00	<u>\$1,634,250</u>	<u>1.00</u>
				<u>\$592,680</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,435,370	\$690,386	\$2,125,756	\$580,997	\$406,491	\$987,488	\$11,307.03
2024	\$1,634,250	\$592,680	\$2,226,930	\$598,426	\$418,685	\$1,017,111	\$11,632.59