

# 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>
9605	101	3	C	1005	61010BD00700

Owner(s):	Ojala Roseanna Ojala Markus Alek	Situs Address:	281 Spruce Ave Gearhart,
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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	0.42	\$145,000	\$39,750	\$184,750

### Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Urban
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Rural	Homesite-Average
On-Site Utilities	Septic System
Site Adjustments	Top-Med/Light

## Residence Valuation

**Improvement: 1**

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1991	1991	07/20/2023	smaher	1.000000	81760	00000	00000	0.817600	2.770000	1.000000

Base Cost Value:	\$121,684
Inventory Adjustment Total:	\$8,317
Adjusted Base Cost:	\$360,103
DRC:	\$294,420
Adjudicated Value:	

### Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	T1-11	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Baseboard & Wall or Cable	0	1,186	2	2,313
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Wood Subfloor	0	1,796	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	576	0	144
Roofing Material	Skylights	4	0	0	0
Windows	Thermal	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Dishwasher	1	0	480	480
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Toilet	3	0	300	900
Plumbing	Lavatory	3	0	350	1,050
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Bath Tub - Shower	1	0	950	950

## 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	1	1	1.0	0	1	0	0	1		0	576	576	0.00	0.00	58,709.20	58,709.20
Second Floor	1	1	1	0	3	2.0	0	0	0	0	0			1,220	1,220	0.00	0.00	62,975.20	62,975.20

### 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	480.00	\$24,457	\$520	\$69,187	\$56,568

### Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Roofing Material	Composition Arch	0	480	0.25	120.00
Garage Component	Garage Door Opener	1	0	400	400.00

### 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	Drive Concrete	1.00	1.00	1.00	0.82	288	\$1,555	\$0	\$1,555	\$1,272

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	160	\$2,478	\$0	\$2,478	\$2,026

## Residence Valuation

### 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	Patio	1.00	1.00	1.00	0.82	384	\$2,074	\$0	\$2,074	\$1,695

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Asphalt Drive	1.00	1.00	1.00	0.82	1,080	\$4,374	\$0	\$4,374	\$3,576

### RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Total	Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Land Class				
146	\$294,420	\$0	\$56,568	\$8,569	\$359,557	Residential	HS	<u>\$184,750</u>	

### Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
96051		9605		\$359,556	1.00	<u>\$184,750</u>	<u>1.00</u>
				<u>\$359,556</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	\$288,785	\$364,629	\$653,414	\$147,762	\$187,479	\$335,241	\$3,838.62
2024	\$184,750	\$359,556	\$544,306	\$152,194	\$193,103	\$345,297	\$3,949.14