

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
9726	101	3	B	1005	61010CB00800
Owner(s):	Cover John A Cover Kathelene C Cover Family Trust		Situs Address: 764 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	0.09	\$265,000	\$89,750	\$354,750

Land Components

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

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
120	1928	1940	05/31/2024	smaher	1.000000	55240	00000		0.552400	3.060000	1.000000

Base Cost Value:	\$35,733
Inventory Adjustment Total:	\$4,400
Adjusted Base Cost:	\$122,808
DRC:	\$67,839
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Foundation	Masonry	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Floor/Wall Furnace	1	0	0	0
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	660	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	660	0	0
Windows	Wood	0	0		0
Interior - Wall	Panel	0	0		0
Interior - Wall	Wood	0	0		0
Plumbing	Water Heater (Std)	1	0	300	300
Plumbing	Lavatory	1	0	200	200
Plumbing	Toilet	1	0	200	200
Plumbing	Bath Tub - Shower	1	0	750	750
Plumbing	Kitchen Sink	1	0	350	350

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	0	0	2	1.0	0	0	0	0	0			660	660	0.00	0.00	35,733.40	35,733.40

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Cov Porch FND	1.00	1.00	1.00	0.55	78	\$2,284	\$0	\$2,284	\$1,262

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	0.55	48	\$743	\$0	\$743	\$411

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3 - R	Other Improvements	Enclosed Por. 3/4	3.06	1.00	1.00	0.55	112	\$2,633	\$0	\$8,057	\$4,451

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
2 - R	Other Improvements	Canopy Roof	1.00	1.00	1.00	0.55	32	\$320	\$0	\$320	\$177

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
120	\$67,839	\$0	\$0	\$6,300	\$74,139	Residential	HS	<u><u>\$354,750</u></u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
97261		9726		\$74,139	1.00	<u><u>\$354,750</u></u>	<u><u>1.00</u></u>
				<u><u>\$74,139</u></u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$359,657	\$126,057	\$485,714	\$143,726	\$59,313	\$203,039	\$2,324.85
2024	\$354,750	\$74,139	\$428,889	\$148,037	\$61,092	\$209,129	\$2,391.79