

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>
9828	101	3	J5	1001	61010CD02000

Owner(s):	Horning Thomas S	Situation Address:	808 26th Ave
	Horning Kirsten A		Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF River	0.47	\$336,000	\$281,720	\$617,720

Land Components

Category	Description
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Gas
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Off-Site Improvement	Public Access
Neighborhood	Urban
Site Adjustments	View-Good
On-Site Utilities	Public Sewer
On-Site Utilities	Public Water
Water Front	River-Creek

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
143	1925	1940	04/21/2021	bgermond	1.000000	55240	00000	00000	0.552400	2.270000	1.000000

Base Cost Value:	\$121,429
Inventory Adjustment Total:	\$8,768
Adjusted Base Cost:	\$295,546
DRC:	\$163,260
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	Floor/Wall Furnace	0	1,200	0	0
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Roof Type	Gable	0	0		0
Roofing Material	Shake Medium	0	984	1	738
Windows	Wood	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Shingle	0	0		0
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Lavatory	2	0	350	700

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
Attic	0	0	0	0	3	0	0	0	0	0	0	0	0	432	432	0.00	0.00	25,815.36	25,815.36
Basement									1			297			297	15,708.52	0.00	0.00	15,708.52
First Floor	1	1	1	0	1	2.0	0	1	0	0	0			984	984	0.00	0.00	79,904.80	79,904.80

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Detached	Unfinished	1.000000	0.880500	960.00	\$43,073	\$47,245	\$205,021	\$180,521

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Foundation	Concrete	0	0	0	0
Garage Component	Gar. 2nd Floor-Finished	0	720	57.2155555	41195.20
Heating Accessory	Pellet Stove w/flue	1	0	4230	4230.00
Plumbing	Half Bath	1	0	650	650.00
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Shake Medium	0	960	0.75	720.00
Plumbing	Kitchen Sink	1	0	450	450.00

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	Deck Rails Plain	1.00	1.00	1.00	0.55	44	\$277	\$0	\$277	\$153

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 FND	1.00	1.00	1.00	0.88	72	\$1,928	\$0	\$1,928	\$1,698

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	0.55	556	\$7,844	\$0	\$7,844	\$4,333

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Enclosed Por. 3/4	2.27	1.00	1.00	0.55	201	\$5,994	\$0	\$13,606	\$7,516

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	389	\$5,488	\$0	\$5,488	\$3,032

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	0.55	192	\$5,328	\$0	\$5,328	\$2,943

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	0.88	69	\$973	\$0	\$973	\$857

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	0.88	160	\$2,257	\$0	\$2,257	\$1,988

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.33	1.00	1.00	0.30	252	\$4,805	\$0	\$6,391	\$1,933

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
143	\$163,260	\$0	\$180,521	\$24,451	\$368,233	Residential	HS	<u>\$617,720</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
98281		9828		\$411,905	1.12	<u>\$710,378</u>	<u>1.20</u>
				<u>\$411,905</u>			

Certified Tax Roll Value

<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	\$710,378	\$439,622	\$1,150,000	\$347,671	\$181,378	\$529,049	\$7,596.78
2024	\$738,793	\$411,905	\$1,150,698	\$358,101	\$186,819	\$544,920	\$7,828.20