

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>
9960	101	3	L	1001	61011CC02100

Owner(s):	Thompson Daniel M	Situs Address:	2307 Lewis & Clark Rd
	Thompson Tiffany M		Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.23	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
Site Adjustments	Med/Light Traffic
Rural	Homesite-Average
On-Site Improvement	Landscape-Fair
Site Adjustments	Top-Med/Light
On-Site Utilities	Public Sewer
On-Site Utilities	Gas
On-Site Utilities	Public Water
Off-Site Improvement	Asphalt-Concrete Street
Off-Site Improvement	Public Access
Neighborhood	Urban
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 %
141	2000	2000	07/15/2020	mpincombe	1.000000	86910	00000	00000	0.869100	1.880000	1.000000

Base Cost Value:	\$142,540
Inventory Adjustment Total:	\$13,268
Adjusted Base Cost:	\$292,918
DRC:	\$254,575
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Built-in Appliances	Electric	0	0		0
Ext Wall Material	Masonite	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Hot Water Baseboard	0	1,916	3	6,419
Heating Accessory	Fireplace/Gas/Direct Vent	1	0	2,320	2,320
Interior - Floor	Wood Subfloor	0	1,916	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,916	0	479
Windows	Vinyl	0	0		0
Plumbing	Bath Tub - Shower	2	0	950	1,900
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Water Heater (Std)	1	0	400	400
Plumbing	Kitchen Sink	1	0	450	450

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
Basement	0	0	0	0	0	0	0	0	1	0	0	380	0	0	380	22,163.00	0.00	0.00	22,163.00
First Floor	1	1	1	0	3	2.0	0	1	0	0	1			1,916	1,916	0.00	0.00	128,322.20	128,322.20

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Low Cost	1.000000	0.874800	440.00	\$21,791	\$110	\$41,175	\$36,020

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Interior - Floor	Concrete Slab	0	0	0	0
Roofing Material	Composition Arch	0	0	110	110.00
Ext Wall Material	Masonite	0	0	0	0
Exterior Wall	Double	0	0	0	0
Foundation	Concrete	0	0	0	0
Roof Type	Gable	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
3 - R	Other Improvements	Cov Porch SLAB	1.00	1.00	1.00	0.87	230	\$4,366	\$0	\$4,366	\$3,795

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	0.87	480	\$5,671	\$0	\$5,671	\$4,928

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	Garden Shed Conv.	1.00	1.00	1.00	0.87	80	\$2,112	\$0	\$2,112	\$1,836

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Total	Program Type	Land Land Class	RMV before index
	Residence	Carport	Garage	Other Improvements	Other				
141	\$254,575	\$0	\$36,020	\$10,559	\$301,153	Residential	HS	<u>\$79,000</u>	

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
99601		9960		\$405,828	1.35	<u>\$130,242</u>	<u>1.71</u>
				<u>\$405,828</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$130,242	\$434,562	\$564,804	\$68,225	\$168,372	\$236,597	\$3,397.37
2024	\$135,451	\$405,828	\$541,279	\$70,271	\$173,423	\$243,694	\$3,500.87