

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>
9973	101	3	L	1001	61011CC03400

Owner(s): **Vanderford James**
Vanderford Karen

Situs Address: **2319 Lewis & Clark Rd**
Seaside,

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.36	\$55,000	\$24,000	\$79,000

Land Components

Category	Description
Off-Site Improvement	Public Access
Neighborhood	Urban
Site Adjustments	Top-Med/Light
Rural	Homesite-Average
Off-Site Improvement	Asphalt-Concrete Street
Site Adjustments	Med/Light Traffic

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	2002	2002	07/15/2020	mpincombe	1.000000	88050	00000	00000	0.880500	1.880000	1.000000

Base Cost Value:	\$103,594
Inventory Adjustment Total:	\$15,620
Adjusted Base Cost:	\$224,122
DRC:	\$197,340
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0		0
Exterior Wall	Double	0	0		0
Heat & Cool Fuel	Gas	0	0		0
Heating & Cooling	Forced Air	0	1,440	3	3,600
Heating Accessory	Pre-Fab Metal Box	2	0	3,140	6,280
Interior - Floor	Wood Subfloor	0	0		0
Roof Type	Gable	0	0		0
Roofing Material	Composition Arch	0	1,440	0	360
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Disposal	1	0	150	150
Built-in Appliances	Self Exh Cktp/Grill	1	0	700	700
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	0	0		0
Plumbing	Lavatory	2	0	350	700
Plumbing	Toilet	2	0	300	600
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350

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	1		3	2.0		1			1			1,440	1,440	0.00	0.00	103,594.00	103,594.00

Residence Valuation

Garage

Class	Garage Type	Garage Finish	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4	Attached	Finished	1.000000	0.880500	474.00	\$24,714	\$919	\$48,189	\$42,430

Garage Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Hd Bd	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0
Exterior Wall	Double	0	0	0	0
Roof Type	Gable	0	0	0	0
Roofing Material	Composition Arch	0	474	0.25	118.50
Garage Component	Garage Door Opener	2	0	400	800.00

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	0.88	1,648	\$6,790	\$0	\$6,790	\$5,978

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	74	\$1,659	\$0	\$1,659	\$1,461

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	Wood Deck Treated	1.00	1.00	1.00	0.88	498	\$5,883	\$0	\$5,883	\$5,180

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Deck Rails Plain	1.00	1.00	1.00	0.88	76	\$400	\$0	\$400	\$352

RMV Summary (Before Index)

Residence by Stat Class	Residence	Improvement(s)				Program Type	Land	RMV before index
		Carport	Garage	Other Improvements	Total		Land Class	
140	\$197,340	\$0	\$42,430	\$12,972	\$252,742	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
111063		9973		\$340,590	1.35	<u>\$130,242</u>	<u>1.71</u>
				<u>\$340,590</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	\$130,242	\$364,676	\$494,918	\$73,680	\$210,043	\$283,723	\$4,074.08
2024	\$135,451	\$340,590	\$476,041	\$75,890	\$216,344	\$292,234	\$4,198.19