

Acct ID: 550064 MTL: 062W20CB02800 Date: 11/21/23 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 4596 POINSETTIA ST NE SALEM OR 97305 MaSaNh: 03 06 000 Unit: 101589 Year: 2024

Last Date Appraised: 08/08/2019 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____ Roll Type: R

Owner: VILLALOBOS, JAIME Cycle Tag: Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 244280
 RMV Land: 161060 RMV Imp: 264500 RMV Total: 425560 MAV: 244280 MSAV: 0 SAV: 0

Comment: NO Listing ✓
Sales code 20,6 (Family) update inventory

Input MLH 3/29/24

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92410	0

Land

Site: 1 Code Area: 92410 Size: 11326 Sqft Use Code: 005 Zone: REST SAV Use: _____ Exception: 0
 Class: Value Source: Rural Restrictive Description: _____ RMV: 116060 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 06-07: RECALC SETUP;#04 10-14-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1967 Eff Year Blt: 1980 Sq.Ft: 1771 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 234410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1771	4	FB-2/ HB-1	1967	1980	KIT+, ROOF, HVAC, BTH - 1, FP, BATH - 2	Y N
Garage Attached	4	Finished	528	0	0	1967	1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Bldg: 3 Code Area: 92410 Stat Class: 107 Year Blt: _____ Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 29390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1980	29388	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1998 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Fair condition Dimensions: 14x10 RMV: 700
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	<u>5</u> 4	Finished	140	0	0	1970	<u>1970</u>	<u>FAIR</u> <u>Adj</u>	Y N

Accessories

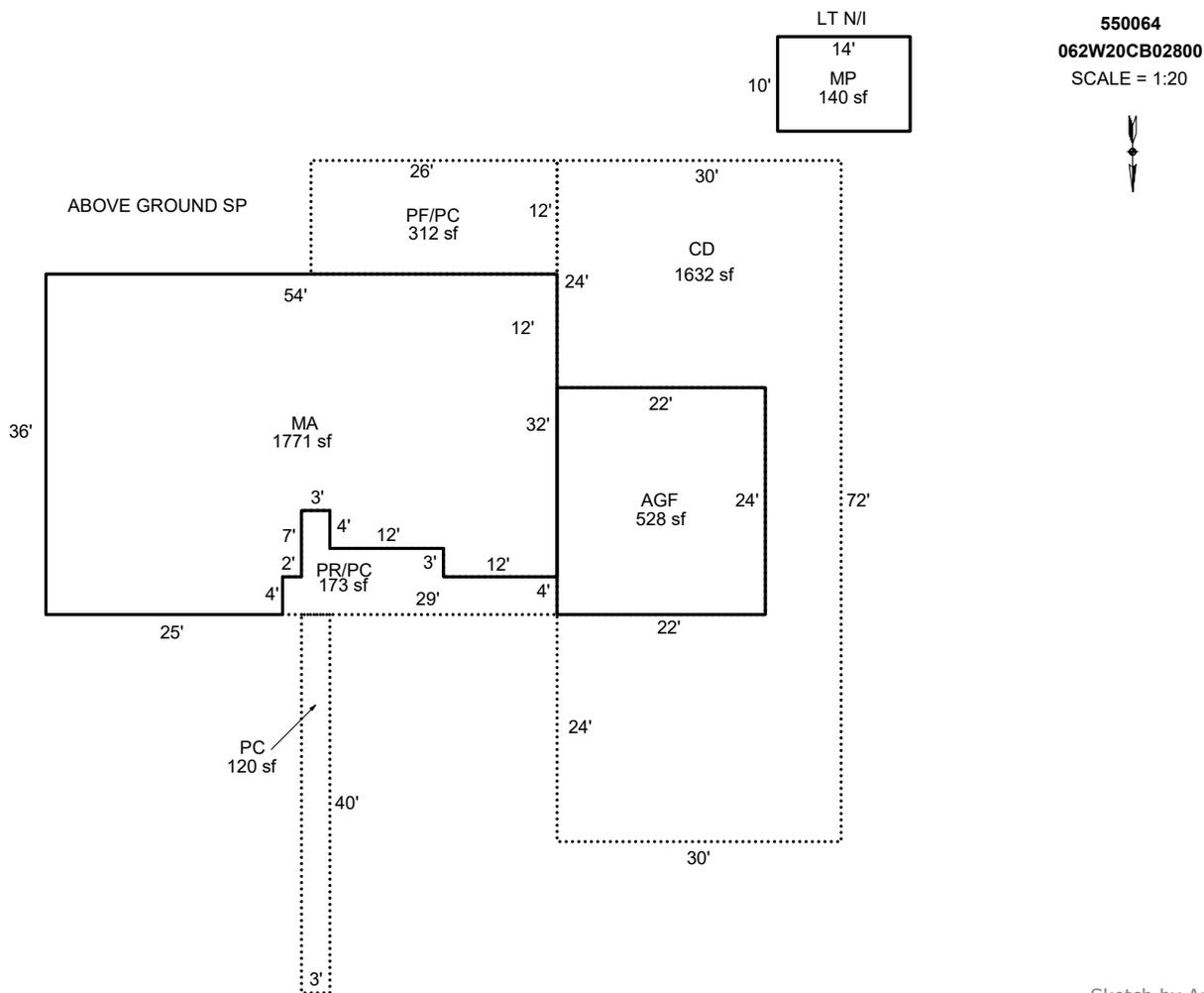
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 550064 Parcel No.: 062W20CB02800
 Property Address: 4596 POINSETTIA ST NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	140.0	48.0	140.0
GLA1	MA	1.0	1771.0	194.0	1771.0
CD	PF/PC	1.0	312.0	76.0	
	CD	1.0	1632.0	248.0	
	PC	1.0	120.0	86.0	
	PR/PC	1.0	173.0	80.0	2237.0
GAR	AGF	1.0	528.0	92.0	528.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/4/17
 UPDATED BY CHRIS 10/10/19
 UPDATED BY CJURAN 03/28/2024

COMMENT TABLE 2

MLH 11/21/2023

COMMENT TABLE 3

SV L4

Net LIVABLE cnt 1 (rounded) 1,771
 Net BUILDING cnt 1 (rounded) 140

SKETCH/AREA TABLE ADDENDUM

Parcel No **062W20CB02800**

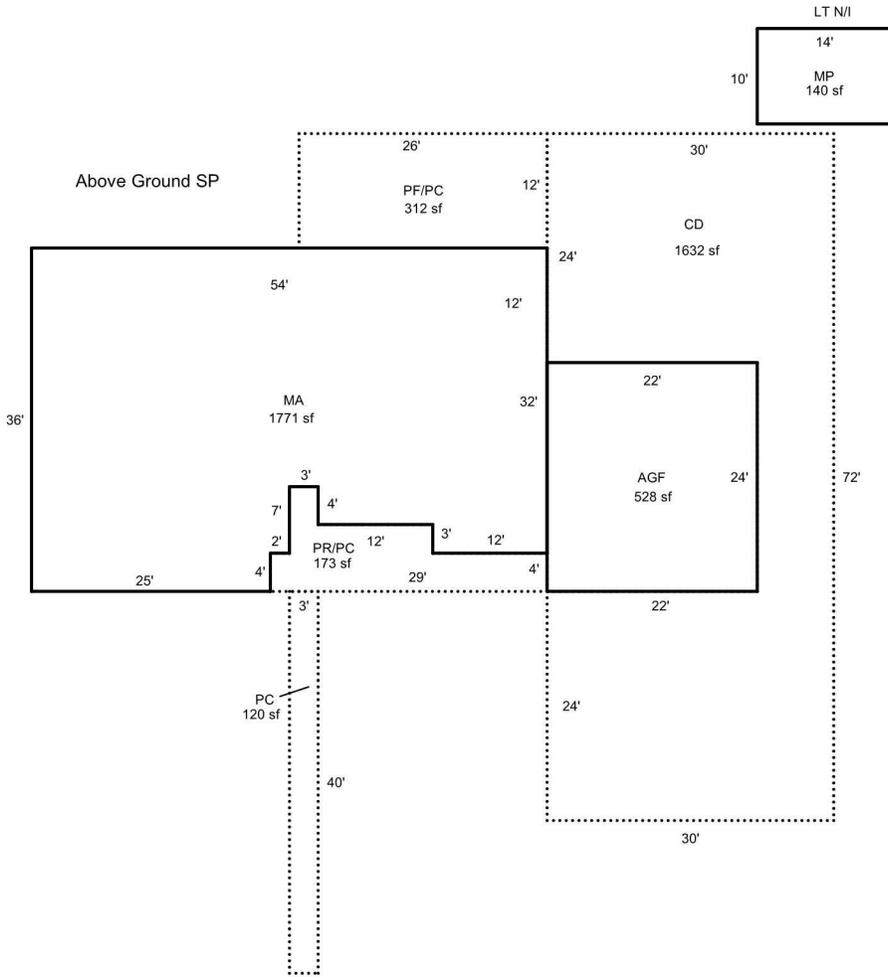
File No **R50064**

SUBJECT

Property Address	4596 POINSETTIA ST NE		
City	SALEM	County	MARION
Owner	State	OR	
Client	Zip	97305	
Appraiser Name			

IMPROVEMENTS SKETCH

R50064
062W20CB02800
SCALE=1:20



Scale: **1" = 20'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1771	194	1771
GBA1	MP	1.00	140	48	140
GAR	AGF	1.00	528	92	528
CD	PF/PC	1.00	312	76	
	CD	1.00	1632	248	
	PC	1.00	120	86	
	PR/PC	1.00	173	80	2237
Net LIVABLE Area (rounded w/ factors)					1771
Net BUILDING Area (rounded w/ factors)					140

Comment Table 1

DRAWN BY JRONDEMA 10/4/17
UPDATED BY CHRIS 10/10/19

Comment Table 2

11/21/23 MCH

Comment Table 3

SU LY

8-8-19

R50064 MA



R50064

20CB062W
062W-20CB-02800
131 (451) 0-4H F51
MCCALL, DAVID & JENNY

71920-120
024-00-21-0

ACRES
HERITAGE VILLA LOT 2 BLK 3

4596 POINSETTIA ST NE
V0962P0250RD

07/27/95

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W20CB02800

File No R50064

Property Address 4596 POINSETTIA ST NE

City SALEM

County MARION

State OR

Zip 97305

Owner

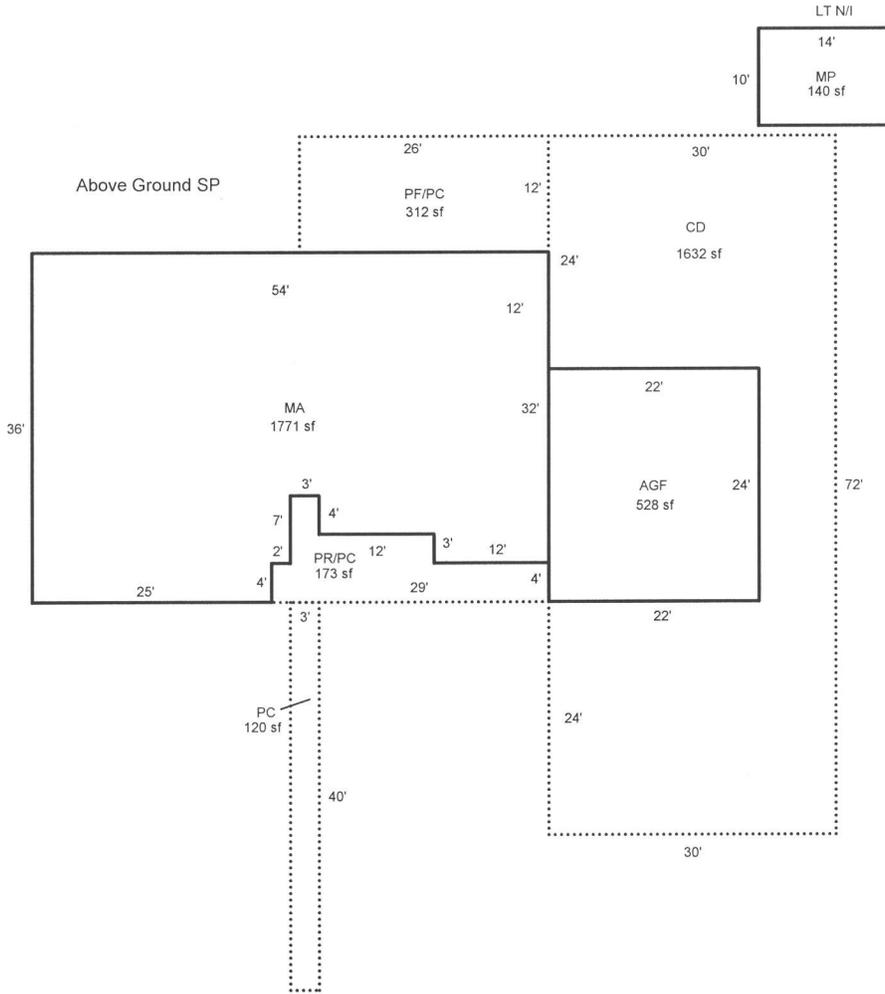
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R50064
062W20CB02800
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1771	194	1771
GBA1	MP	1.00	140	48	140
GAR	AGF	1.00	528	92	528
CD	PF/PC	1.00	312	76	2237
	CD	1.00	1632	248	
	PC	1.00	120	86	
	PR/PC	1.00	173	80	
Net LIVABLE Area		(rounded w/ factors)			1771
Net BUILDING Area		(rounded w/ factors)			140

Comment Table 1

DRAWN BY JRONDEMA 10/4/17
UPDATED BY CHRIS 10/10/19

Comment Table 2

Comment Table 3

71920-120

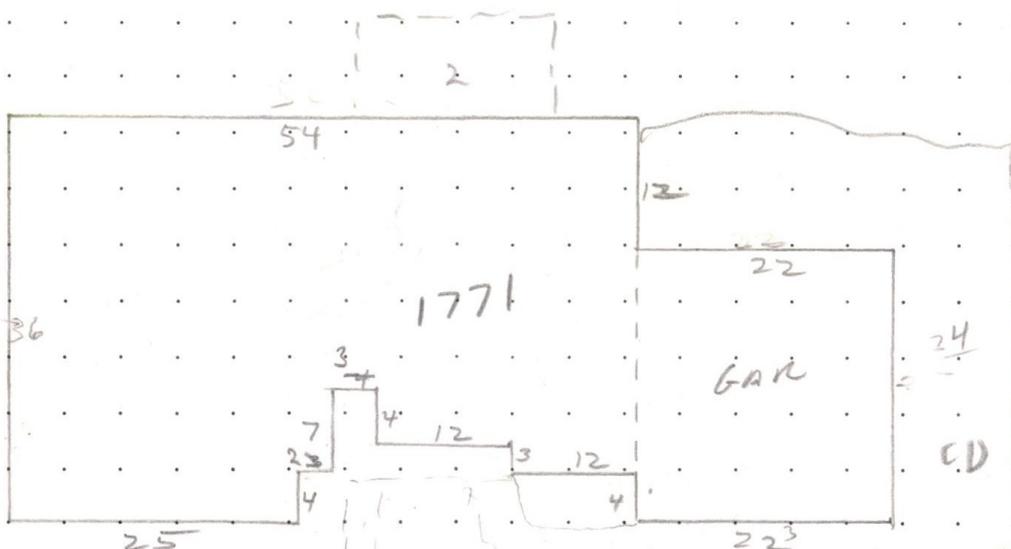
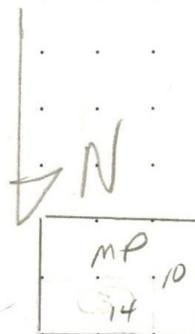
0-000-39183-00151-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

6308-1-12 R50064

MAP NO.

20-6-2W



1st)

$$(25 \times 36) + (2 \times 32) + (3 \times 25) + (12 \times 29) + (12 \times 32) = 1771$$

4596 Poinsettia St NE

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
8-5-70	MARR	
6-20-73	DAL	
4-27-77	UR	1771
6-19-81	Reyes	
11-16-87	ALLEN	
4-3-96	Reyes	

7-6-09 19 Jul
8-8-75

R50064 062W20CB02800 Prop Class: 451 Prop Code: F41 Fran: 11 Appr #: 29 Date: 8-8-19

Situs Address 4596 POINSETTIA ST NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner PERALES, HECTOR & Pictom Other: _____

RMV Land: 62,230 RMV Imps: 191,500 RMV Total: 253,730 M50 Total: 210,740 For: 2019-2020

Notes: Apex update MIs

Seg: 1.1 MA RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: DW;H&F;DSP;RNG Adj: RLCM4
Class: 4 Roof:
Area: 1771 Eff 1771 Flooring:
Dimens: x Plumbing: BATH2 Electrical: Qty: ✓
Found: Heat/AC: CEIL Bedrooms: 4 1580 % Comp: _____
Ex Wall: Fireplace: SGL-E Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 143,000
Exc Code: Jo Comment/Adj: _____ L/S: _____

Seg: 1.2 AGF RESIDENTIAL
Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4
Class: 4 Roof:
Area: 528 Eff 528 Flooring:
Dimens: 24 x 22 Plumbing: Electrical: Qty: ✓
Found: Heat/AC: Bedrooms: 1980 % Comp: _____
Ex Wall: Fireplace: Year: 1967 Eff: 1967 Adj: _____
AddFactor1: AddFactor2: AddFactor3: RMV: 28,660
Exc Code: Jo Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI4G RESIDENTIAL
Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring:
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 19,000
AddFactor1: AddFactor2: AddFactor3: 1 F-PC 26x12 / PC 4x3 / PR-PC 152 / CD 1632
Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
Method: F09 Roof Cover: ARCOMP Int Comp: Adj: FLCM
Class: 4 Roof Style: GABLE
Area: 140 Eff: 140 Flooring: CONC
Dimens: 14 x 10 Plumbing: Electrical: 220V % Comp: _____
Found: CONC Heat/AC: Bedrooms: Func: _____
Ex Wall: BEVEL Fireplace: Year: 1970 Eff: 1970 Value: 840
AddFactor1: AddFactor2: AddFactor3:
Exc Code: _____ Comment/Adj: _____ L/S: _____

R50064 062W20CB02800 Appr #: 19 Date 7-6-09 Prop Class 451 Prop Code F41
 Situs Address 4596 POINSETTIA ST NE Franchise Code 19 Year For: 2009-2010
 Owner PERALES, ABEL D

Notes: N/C Tags Cycle Sales Verification Other: _____

RMV Land: **78,450** RMV Imp: **133,820** RMV Total: **212,270** M50 Total: **163,680**
 Seg.Type MA Seg. #1.1 Method: R05 Class 4 Area 1771 Eff Area 1771
 Length Width Roof Cover ARCOMP Plumbing BATH2 Heat CEIL
 Fireplace SGL-E Inter. Comp: DW;H&F;DSP;RNG Bedrooms 4
 Year Built 1967 Eff. Year Built 1967 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ____ Func ____ Econ ____ RMV: 105,120
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF Seg. #1.2 Method: R05 Class 4 Area 528 Eff Area 528
 Length 24 Width 22 Roof Cover ARCOMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1967 Eff. Year Built 1967 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ____ Func ____ Econ ____ RMV: 21,060
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI4G Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ____ Econ ____ RMV: 7,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP Seg. #2.1 Method: F98 Class 4 Area 140 Eff Area 140
 Length 14 Width 10 Foundation CONC Ex. Wall BEVEL Roof Cover ARCOMP
 Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 220 Yr. Blt. 1970 Eff. Yr. Blt: 1970
 Cond. P F A G E Adj. Codes FLCM % Comp ____ Func ____ Econ ____ RMV: 640
 Lump Sum _____ Except Code/Year _____ Comments _____

R50064 062W20CB02800 Appr #: _____ Date _____ Prop Class 451 Prop Code F41
 Situs Address 4596 POINSETTIA ST NE Franchise Code 19 Year For: 2009-2010
 Owner PERALES,ABEL D

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 78,450 RMV Imp: 133,820 RMV Total: 212,270 M50 Total: 163,680

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL RESTRICTIVE	030	0.26		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date _____ Clerk _____

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments _____
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

8-8-19
R50064 MA





R50064 062W20CB02800 7/6/09



R50064 062W20CB02800 7/6/09

