

Acct ID: 552468 MTL: 062W30DB02200 Date: **11/21/23** Appr: **MLH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4326 SCOTT AVE NE SALEM OR 97305 MaSaNh: 03 06 001 Unit: 130741 Year: 2024

Last Date Appraised: 08/04/2011 Appraiser: MATTHEW HAMILTON Retag: Y N Tag info: _____ Roll Type: R

Owner: COSMIN, SILVIA Cycle Tag: **Sales Verification** Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 88410

RMV Land: 115700 RMV Imp: 98930 RMV Total: 214630 MAV: 88410 MSAV: 0 SAV: 0

Comment: **No findings, contract sale ✓**

Notations Sales code 39 update inventory, update Apex

No notation data available. Input MLH 4/4/24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	92411	0

Land

Site: 1 Code Area: 92411 Size: 7405 Sqft Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 100700 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 65X117 06-07: RECALC SETUP, APPR NO 04, 10/18/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1947 Eff Year Blt: **1984** Sq.Ft: 1092 % Complete: 100
 Desc: One Story Only **TE4B siding Roof Paint** Dimensions: _____ RMV: 98930
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 **I/O**

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1092	2	FB-1	1947	1952	HVAC, ROOF, KIT-, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1952	11216	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: _____ Eff Year Blt: **1983** Sq.Ft: 100 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 0
 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	5	Finished	100	0	0	0	0	Fair Pkg	Y N

Accessories

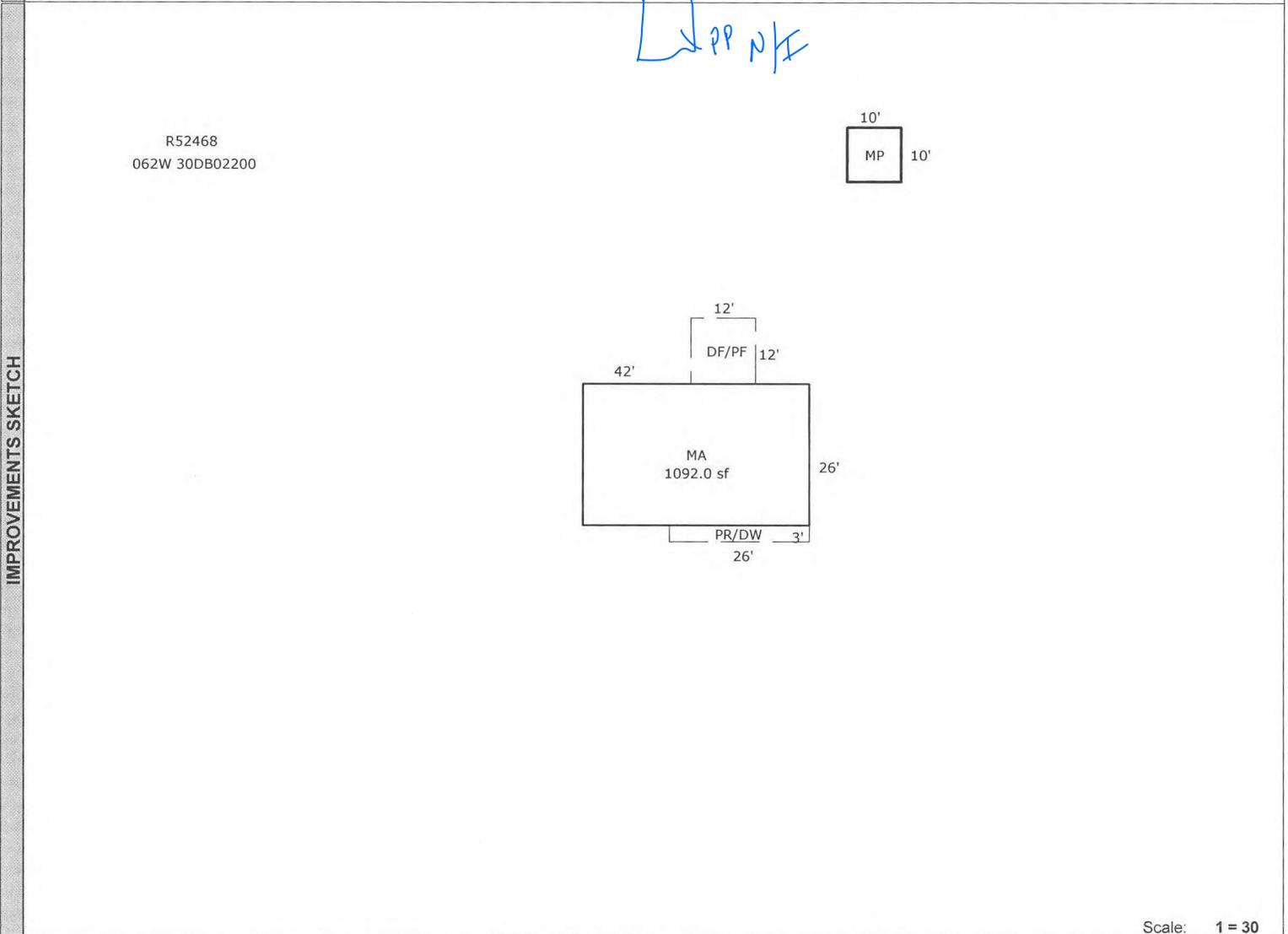
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No **R52468**

File No **062W30DB02200**

SUBJECT	Property Address 4326 Scott Ave NE
	City Salem State OR Zip 97305
	Owner
	Client
	Appraiser Name



Scale: 1 = 30

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1092.0	136.0	1092.0	Apex 10/12/2011 Jane	
GBA1	MP	1.00	100.0	40.0	100.0		
P/P	DF/PF	1.00	144.0	48.0			
	PR/DW	1.00	78.0	58.0	222.0		
Net LIVABLE Area (rounded w/ factors) 1092 Net BUILDING Area (rounded w/ factors) 100						Comment Table 2	Comment Table 3
						11/21/23 MLH SV L3	







08/04/2011



08/04/2011



08/04/2011



08/04/2011

R 52468

30DB062W
062W-30DB-02200
131 (411) 0-4H F21
KNEPP, SALLY A

72570-191
024-00-21-4

.17 ACRES
LABISH VILLAGE
LOT 2 BLK 3

4326 SCOTT AV NE
V1132P0742RD

07/27/95

72570-191

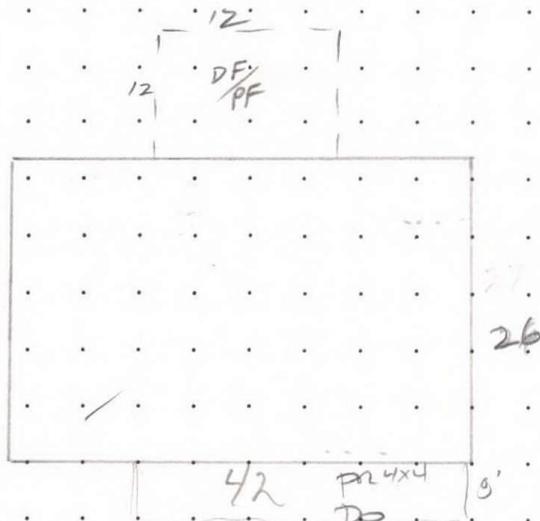
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6188-000

MAP NO. 30DB-6-2W

27 x 42 = 1134

①



4326 SCOTT AVE 26'

MEASUREMENT VERIFIED	REMARKS:	
2-20-68 DATE	HOLSTAD BY	1016
10-20-70	LEITH	1134
11/8/74	Dad	1092 φ
12-3-87	76DN	
8-4-11	19 Sup	

Built 1947 est

1969 \$5500 INCL. -195

6-80 *20,000

10-80 29,500

R52468 062W30DB02200 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4326 SCOTT AV NE Franchise Code 19 Year For: 2011-2012
 Owner COSMIN,SILVIA

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 43,300 RMV Total: 111,790 M50 Total: 60,260

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 AT MKT	030	0.17		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 10/13/11 Clerk Jane **ROUTING SLIP**

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 Sue 10/19/11

Reviewed by lead appraiser/comments _____

R52468 062W30DB02200 Appr #: 19 Date 8-4-11 Prop Class 401 Prop Code F31
 Situs Address 4326 SCOTT AV NE Franchise Code 19 Year For: 2011-2012
 Owner COSMIN,SILVIA

Notes: NDH LCB Tags Cycle Sales Verification Other: _____

RMV Land: 68,490 RMV Imp: 43,300 RMV Total: 111,790 M50 Total: 60,260
 Seg.Type MA Seg. # 1.1 Method: R05 ^{Arcmt} Class 3 Area 1092 Eff Area 1092
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace Inter. Comp: Rng Bedrooms 2
 Year Built 1947 Eff. Year Built 1947/1952 Cond. P F (A) G E
 Adj Codes RLCM3;R3 QLTY Qty 3 % Comp ___ Func ___ Econ ___ RMV: 39,300
 Lump Sum ___ Except Code/Year ___ Comments Vinyl windows

Accessory Improvements

Seg.Type Y13A Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F (A) G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum ___ Except Code/Year ___ Comments ___

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F;N Class 5 Area 64 Eff Area 64
 Length 8'10" Width 8'10" Foundation FRAME Ex. Wall WOOD Roof Cover Arcmt
 Roof Style Gable Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. (P) F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum Nil Except Code/Year ___ Comments falling apart





62w 30DB 22w



R52468 062W30DB 02200 2/9/06



R52468 062W30DB02200 10/17/08



08/04/2011

R52468

MP - N/V

poor shape



08/04/2011

R52468