

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH Print Date: \_\_\_\_\_

Acct ID: 552568 MTL: 062W30DA06400 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
Situs: 4472 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127468 Year: 2024

Last Date Appraised: 08/17/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: \_\_\_\_\_  
Owner: YBARRA, CARMELITA M & Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 4 LCB TTO INSP AV: 80760  
RMV Land: 86860 RMV Imp: 85370 RMV Total: 172230 MAV: 80760 MSAV: 0 SAV: 0

Comment: \_\_\_\_\_

*update inv*

Notations No notation data available. INPUT GRH 05.22.24

OSDs

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

Land

Site: 1 Code Area: 92411 Size: 8276 Sqft Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 71860 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 - Year Blt: 1945 Eff Year Blt: 1945 Sq.Ft: 896 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 84380 *I/O*  
 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	3 -	Finished	896	3	FB-1	1945	1945	ROOF, HVAC, KIT-, BATH - 1	Y N <i>0</i>
Garage Attached	3	Unfinished	294	0	0	1949	1945	ROOF	Y N <i>0</i>

Accessories *yt's 3 Fair*

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 168 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 14x12 RMV: 990 *I/O*  
 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	4	Finished	168	0	0	1988	1988	<i>Fair</i>	Y N <i>0</i>

Accessories

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



MA AGU 05.16.24

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06400

File No R52568

SUBJECT

Property Address 4472 DOVER AV NE

City SALEM

State OR

Zip 97305

Owner

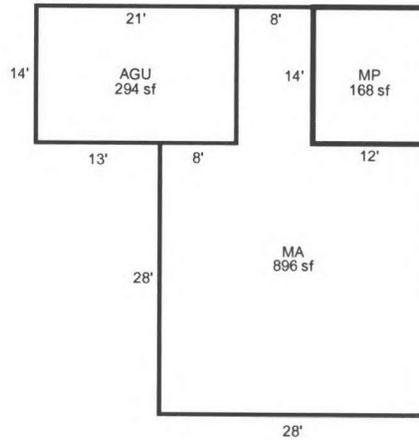
Client

Appraiser Name

IMPROVEMENTS SKETCH



062W30DA06400  
R52568



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	896	140	896
GBA1	MP	1.00	168	52	168
GAR	AGU	1.00	294	70	294

### Comment Table 1

APEXED BY NRC 05/11/2009

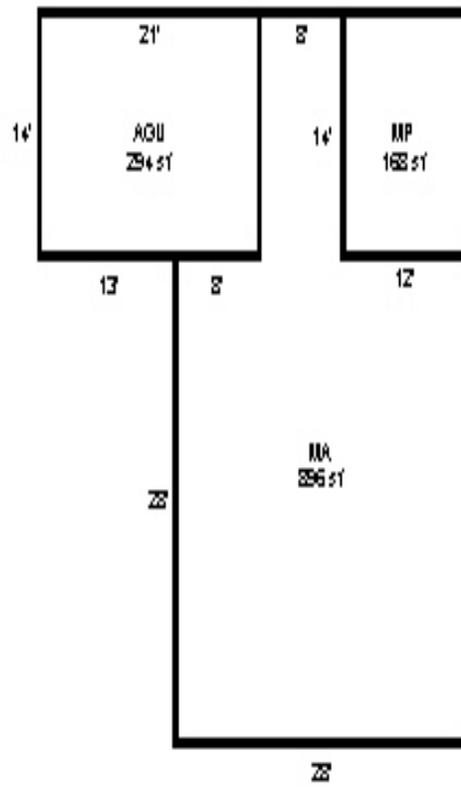
### Comment Table 2

### Comment Table 3

GAS/16/24 Cycle L3

Net LIVABLE Area (Rounded w/ Factors) 896  
 Net BUILDING Area (Rounded w/ Factors) 168

062W30DA06400  
R52568



R52568

30DA062W  
062W-30DA-06400 72571-200  
131 (411) 0-4H F31 024-00-21-4  
FLOOR MASTERS INC  
<SAYER, ROBERT L JR  
•19 ACRES  
LABISH VILLAGE LOT 8 BLK 9

4472 DOVER AV NE  
V0762P0240DE V0725P0370RC 07/27/95

R52568

BUILDING DIAGRAM AND OUTBUILDINGS

72571-200

ACCT. NO.

~~6290-000~~

MAP NO.

30DA-6-2W

28 x 28 = 784

8 x 14 = 112

896



MEASUREMENT VERIFIED

REMARKS:

DATE	BY
2-9-68	HOLSTAD
10-12-70	LEITH
2-5-85	mel
12-10-87	76 DN
1-22-96	22 PL
10-20-05	JP32
8-17-11	19 SLY

938  
896  
8967

NV-Recalc

Built 1949

R52568 062W30DA06400 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31  
 Situs Address 4472 DOVER AV NE Franchise Code 19 Year For: 2011-2012  
 Owner YBARRA, CARMELITA M &

Notes: LCB w/son Cycle Sales Verification Other: Mrs. called back

RMV Land: 68,490	RMV Imp: 44,900	RMV Total: 113,390	M50 Total: 55,030		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 896	Eff Area 896
Length	Width	Roof Cover COMP	Plumbing BATH1	Heat ST	
Fireplace		Inter. Comp: <u>Rng, H/F</u>		Bedrooms 3	
Year Built 1945	Eff. Year Built <u>1945</u>	Cond. P <u>F</u> A G E			
Adj Codes RLCM3;R3-QLTY		Qty <u>3</u> % Comp ___ Func ___ Econ ___		RMV: 34,740	
Lump Sum	Except Code/Year	Comments <u>no updates - deferred maint</u>			
Seg.Type AGU	Seg. # 1.2	Method: R05	Class 3	Area 294	Eff Area 294
Length 21	Width 14	Roof Cover COMP	Plumbing	Heat	
Fireplace		Inter. Comp:		Bedrooms	
Year Built 1949	Eff. Year Built <u>1949</u> <u>1945</u>	Cond. P <u>F</u> A G E			
Adj Codes RLCM3		Qty <u>3</u> % Comp ___ Func ___ Econ ___		RMV: 8,500	
Lump Sum	Except Code/Year	Comments <u>Not adding attic in garage - no real market value if sold today.</u>			

**Accessory Improvements**

Seg.Type FN	Seg. # 1.3	Method: F;LS	Class	Area	Eff Area 0
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp ___ Econ ___	RMV: 250	
Lump Sum	Except Code/Year	Comments			

**Out Buildings**

Seg.Type MP	Seg. # 2.1	Method: F09	Class 4	Area 168	Eff Area 168
Length 14	Width 12	Foundation FRAME	Ex. Wall PLYWD	Roof Cover COMP	
Roof Style SHED		Floor WOOD	Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 1988	Eff. Yr. Blt: <u>1988</u>
Cond. P <u>F</u> A G E	Adj. Codes FLCM		% Comp ___ Func ___ Econ ___	RMV: 1,410	
Lump Sum	Except Code/Year	Comments <u>N/C</u>			

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 Owner YBARRA, CARMELITA M &

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 44,900 RMV Total: 113,390 M50 Total: 55,030

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	0.20		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date 10/19/11 Clerk Jane

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 Jane 11/4/11
- Reviewed by lead appraiser/comments \_\_\_\_\_





08/17/2011

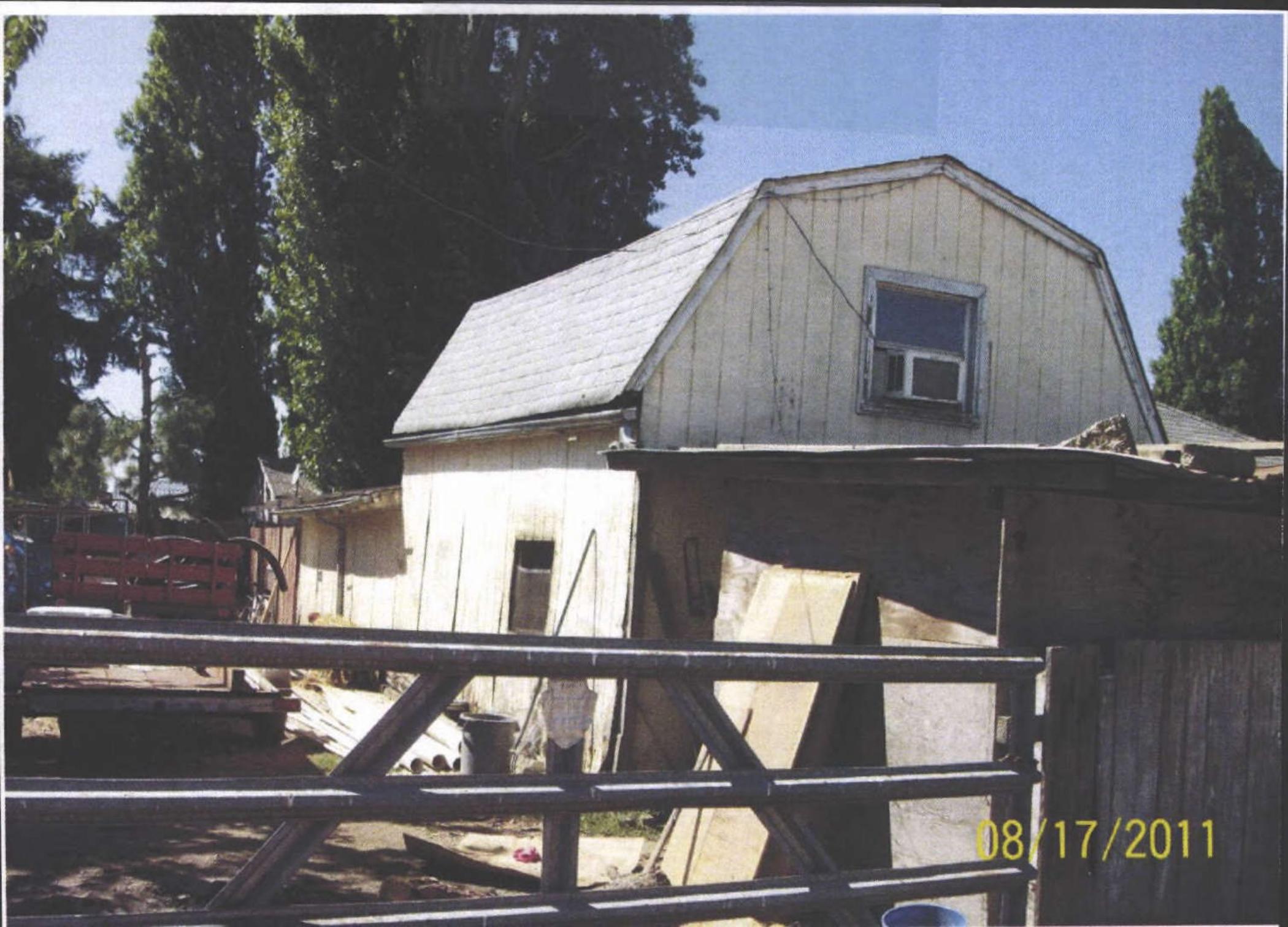
R 52568



08/17/2011

R52568

AGU



08/17/2011

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AGU + MP



122'96

624300A 6400