

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: 1/25/2024

Acct ID: 552571 MTL: 062W30DA06700 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4451 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127471 Year: 2024

Last Date Appraised: 08/22/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: CAM, STEPANIDA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 145470
RMV Land: 86860 RMV Imp: 153840 RMV Total: 240700 MAV: 145470 MSAV: 0 SAV: 0
Comment:

Notations
No notation data available. **Update INV** INPUT GRH 05.30.24

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: 65X124 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures
Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1981 Eff Year Blt: 1990 Sq.Ft: 1120 % Complete: 100
Desc: One Story Only **BYB - All exterr updates** Dimensions: RMV: 153840
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	1494	3	FB	1981	1990	KIT, ROOF, HVAC+, BATH - 1	Exception: Y N
Garage Attached	3	Finished	374	0	0	1981	1990	ROOF	Exception: Y N

Accessories **ASF converted to Living area.**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1990	14062	1	Exception: Y N

ADD EXCEPTION TO CONVERSION GARAGE TO LIVING SPACE SQ.FT

Improvements - Accessory Buildings
No improvement data available for all other stat class types.



MA

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06700

File No R52571

SUBJECT

Property Address 4451 WEBB AV NE

City SALEM

State OR

Zip 97305

Owner

Client

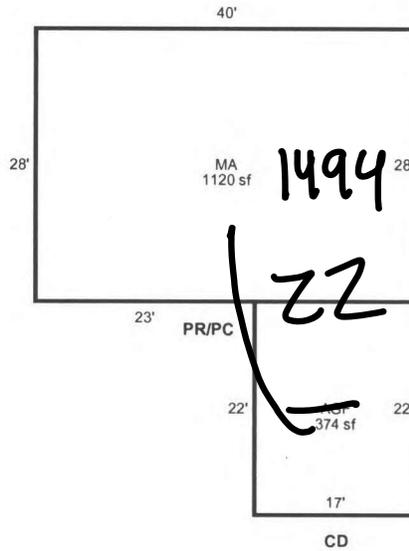
Appraiser Name

IMPROVEMENTS SKETCH

062W30DA06700
R52571



APEX UPDATED



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1120	136	1120
GAR	AGF	1.00	374	78	374

Net LIVABLE Area (Rounded w/ Factors) 1120

Comment Table 1

APEXED BY NRC 05/11/2009

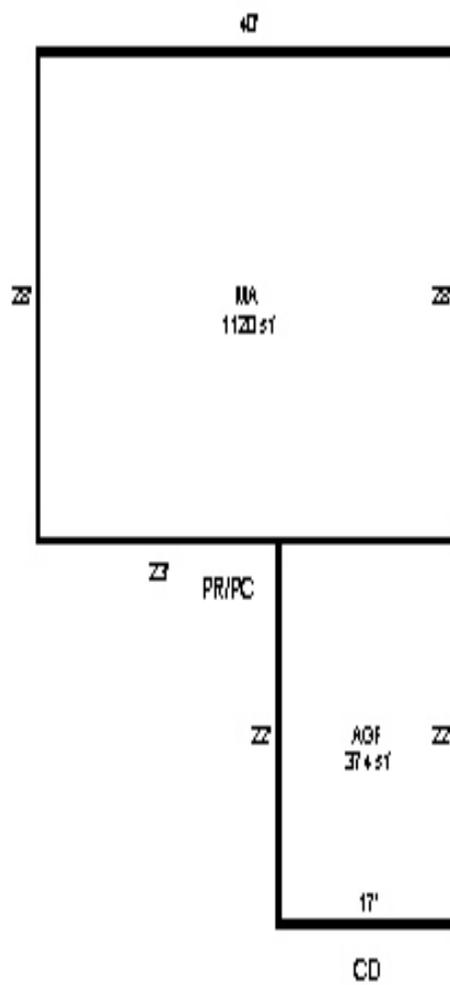
Comment Table 2

Comment Table 3

GPH 5/24/24 Cycle 23

062W30DA06700

R52571





08/22/2011

R52571

30DA062W
062W-30DA-06700

72571-230

131 (411) 0-4H F41

024-00-21-4

JACKSON, LAURA C

.18 ACRES

LABISH VILLAGE

LOT 11 BLK 9

4451 WEBB AV NE

V0441P0291RD

07/27/95

R52571

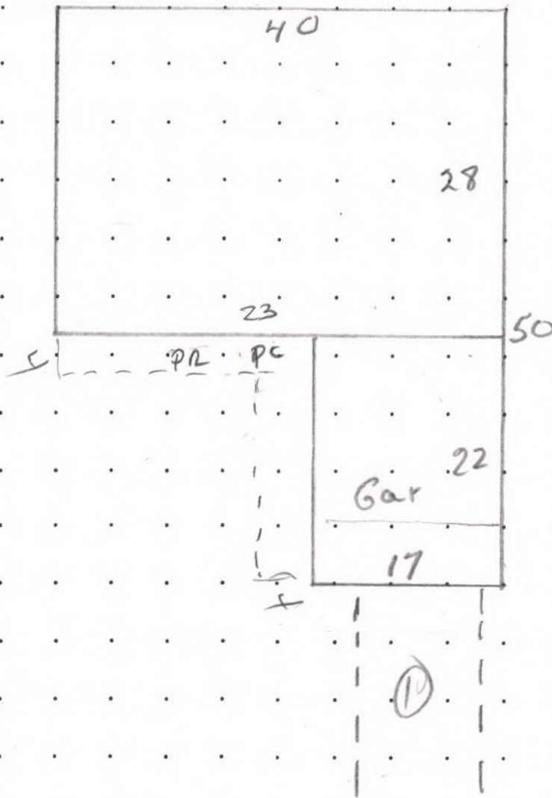
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~72571-230~~

MAP NO. 30 DA-6-2W



SS
NV



4451 Webb Ave NE

MEASUREMENT VERIFIED		REMARKS: Bit 1981 +
DATE	BY	
12-22-81	DRG	1120 # NV - Recalc
12-11-87	26 DN	
1-17-96	22 NL	
10-20-05	JP 32	

R52571 062W30DA06700 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4451 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner CAM,STEPANIDA

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 76,960 RMV Total: 145,450 M50 Total: 99,120

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	0.19		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 10/7/11 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 _____

R52571 062W30DA06700 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31
 Situs Address 4451 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner CAM,STEPANIDA

Notes: NO HLCB Cycle Sales Verification assume changes Other: _____

RMV Land: 68,490 RMV Imp: 76,960 RMV Total: 145,450 M50 Total: 99,120

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1120 Eff Area 1120
 Length Width Roof Cover COMP Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: H&F, Rng, DW Bedrooms 3
 Year Built 1981 Eff. Year Built 1990 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 60,490
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF Seg. # 1.2 Method: R05 Class 3 Area 374 Eff Area 374
 Length 22 Width 17 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1981 Eff. Year Built 1990 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 13,470
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3E/A 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: 3,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings



08/22/2011

R52571



1 17 '96