

Acct ID: 549948 MTL: 062W30AC01500 Date: **6/27/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4278 BARBARA WAY NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 73632 Year: 2024
 Last Date Appraised: 05/26/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: OWEN, TROY JUSTIN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 150850
 RMV Land: 89860 RMV Imp: 297090 RMV Total: 386950 MAV: 150850 MSAV: 0 SAV: 0
 Comment: 22-23 MLH L4 05/26/2022

Update inv

Notations

No notation data available.

INPUT GRH 07.22.24

OSDs

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

Land

Site: 1 Code Area: 92411 Size: 9148 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 74860 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 70X129 06-07: RECALC SETUP;#42 10-20-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 133 + Year Blt: 1958 Eff Year Blt: 1990 Sq.Ft: 1952 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 286510
 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	1288	3	FB-1	1958	1990	KIT+, HVAC+, FP - 1, ROOF, BATH - 1	Y N
Basement	3 +	Finished	552	0	FB-1/ HB-1	1958	1990	HVAC+, BTH - 1	Y N
Basement	3 +	Finished	112	0	0	1990	2015		Y N
Garage Basement	3 +	Unfinished	624	0	0	1958	1990		Y N

Accessories

YI 3 FAIR

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	2	200	1990	3696	0	Y N
PATIO	3	607	1990	2804	0	Y N
ROOF EXTENSION OR PATIO COVER	3	0	1990	0	0	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 6310
 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	6	Finished	200	0	0	2010	2010	Fair	Y N

Accessories

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

Bldg: 3 Code Area: 92411 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x16 RMV: 4270
 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	224	0	0	2016	2016	Fair	Y N

Accessories

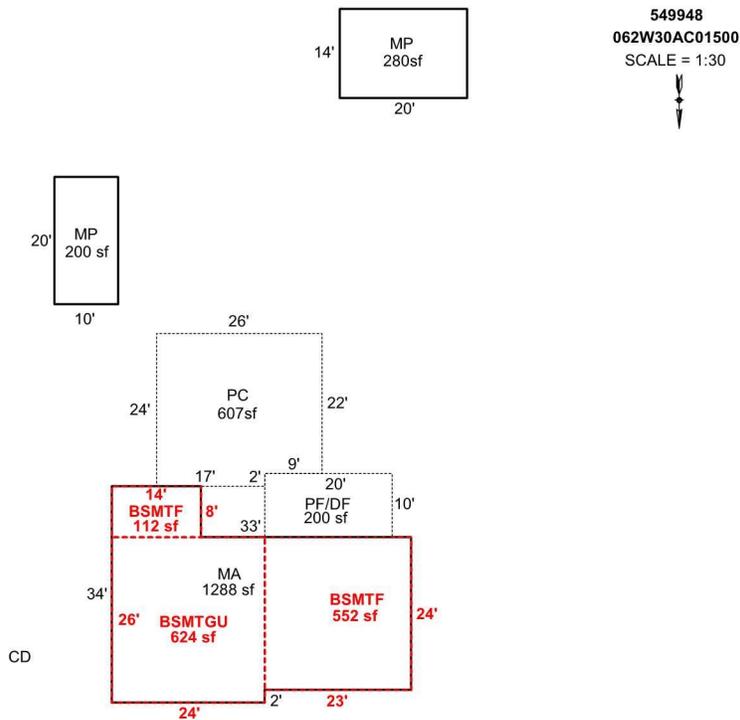
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 549948 Parcel No.: 062W30AC01500
 Property Address: 4278 BARBARA WAY 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	200.0	60.0	
	MP	1.0	280.0	68.0	480.0
GLA0	BSMTF	1.0	112.0	44.0	112.0
GLA1	MA	1.0	1288.0	162.0	1288.0
BSMT	BSMTF	1.0	552.0	94.0	
	BSMTGU	1.0	624.0	100.0	1176.0
P/P	PF/DF	1.0	200.0	60.0	
	PC	1.0	606.0	100.0	806.0

COMMENT TABLE 1

Apex 8/30/2011 Jane
 UPDATED BY JRONDEMA 2/12/16
 UPDATED BY CJURAN 06/02/2022

COMMENT TABLE 2

2/11/16 KH 90
 #49 MattH. 05/26/2022

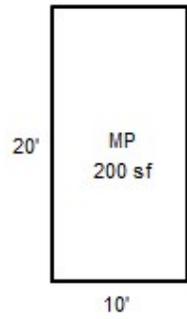
COMMENT TABLE 3

SV L4

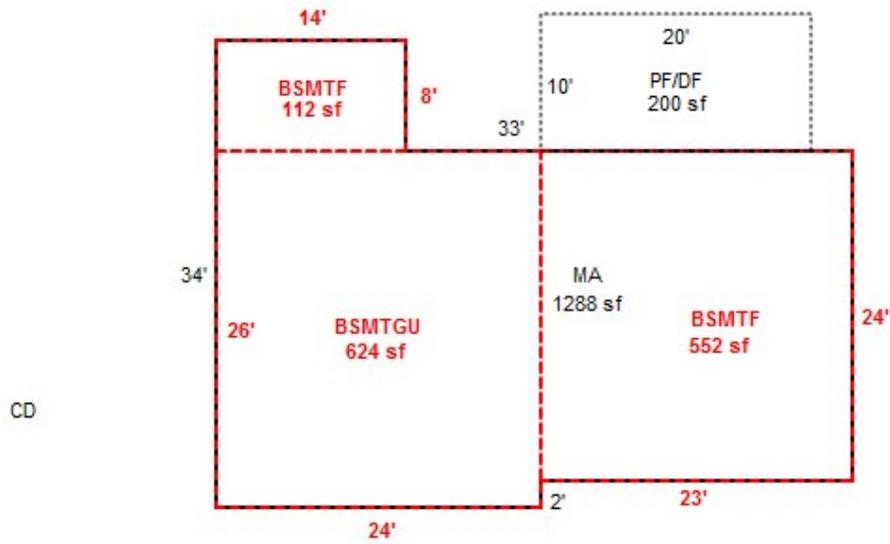
GRH 6/27/24 Cycle L3

Net LIVABLE	cnt	1	(rounded)	1,400
Net BUILDING	cnt	2	(rounded)	480



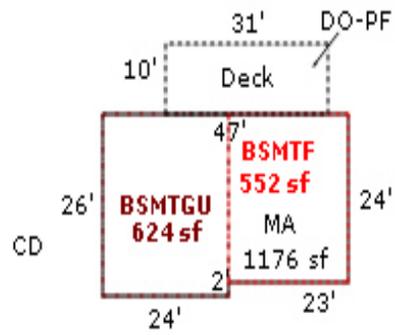


R49948
062W30AC01500
SCALE=1:20





R49948
062W30AC01500



Barbara Way







30AC062W R49948 71880-170
062W-30AC-01500
131 (411) 0-4H F43 024-00-21-4
STAGGS, CALVIN C & JEANNE A

ACRES
HELTON TRACTS LOT 5 BLK 3

4278 BARBARA WY NE
V0529P0788DE

07/27/95

R49948

BUILDING DIAGRAM AND OUTBUILDINGS

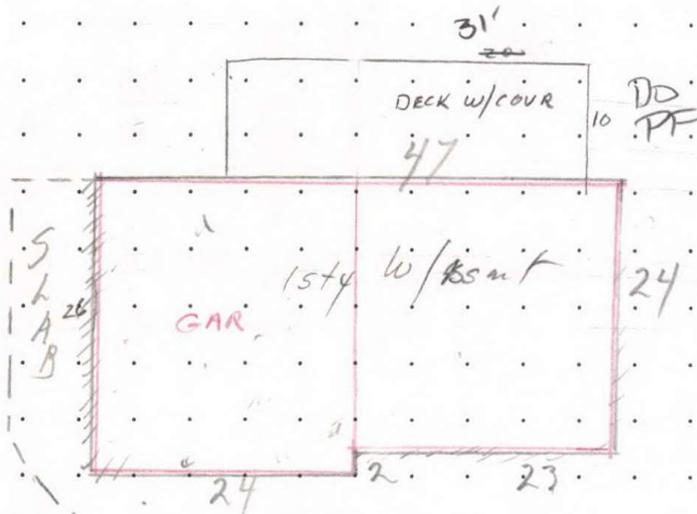
ACCT. NO. 6300-18 71880-170

MAP NO. 30DB-6-2W TL 1500

24 x 26 = 624

24 x 23 = 552

1176



4278 BARBARA WAY

Built 1958

MEASUREMENT VERIFIED	REMARKS:
3-7-68 DATE	HOLSTAD BY
10-16-70	LEITH
12-1-87	76 DN
4-1-96	22 DL
7-28-11	19 SW

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R49948 062W30AC01500 Imp 1 Of 2 * Changed *
 Owners Name: NOBLE, PHILLIP B & Nbhd:LE.RUR

Living Area/Value : 1,728 / \$102,810

- | | | | |
|-----------------|---|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$127,400 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$127,400 |
| 6. Comment | : 16-17: PER #90 ADDN TO RES @ 100%, ADD BSMTF// 15-16: PER #90 C | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1176+	R05	\$73,910
S2	BSMTF - BASEMENT, FINISHE	3	552+	R05	\$28,900
S3	YI3G - YARD IMP'S; CLASS		1	R05	\$5,230
S4	BSMTGU - BASEMENT GARAGE,	3	624	R05	\$19,360

Enter 'C' To Display Improvement Segment Totals

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, S-Save, or X-Exit: __

R49948 062W30AC01500 Appr #: _____ Date _____ Prop Class 401 Prop Code F33
 Situs Address 4278 BARBARA WY NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner NOBLE, PHILLIP B &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 60,750 RMV Imp: 133,120 RMV Total: 193,870 M50 Total: 110,730

Segment	BSMTF							Land
Class	3							
Dim/Size	14 x 8							
Foundation	112 / 1288							
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.	Separate entry from other Segs.							
Yr Blt	2015							
Eff Yr	1990 - match the rest of the residence							
Cond.								
% Good								
% Comp	100							
Lump Sum								
Except. Code	MIN							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.21		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: RS

ROUTING SLIP

Date 2/11/16 Clerk [Signature]

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

Data entry reviewed by/comments Heat in new BSMTF? None

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response RM 90 2/15/2016

Reviewed by lead appraiser/comments 2/11/16 [Signature]

R49948 062W30AC01500 Appr #: KH 90 Date 2/11/2012 Prop Class 401 Prop Code F33
 Situs Address 4278 BARBARA WY NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner NOBLE, PHILLIP B &

Tags Cycle Sales Verification Other: _____

Notes: Add addition to residence at 100% complete. Pull TAG.

RMV Land: 60,750	RMV Imp: 133,120	RMV Total: 193,870	M50 Total: 110,730		
Seg.Type MA	RESIDENTIAL	Seg. # 1.1	Method: R05 Class 3	Area <u>1176</u> <u>1288</u>	Eff Area <u>1176</u>
Length	Width	Roof Cover METAL	Plumbing BATH1	Heat <u>FA AC</u>	
Fireplace SGL-P	Inter. Comp: RNG;H&F;DW;DSP			Bedrooms 3	
Year Built 1958	Eff. Year Built <u>1988</u> <u>1990</u>	Cond. P F A G E			
Adj Codes RLCM3;R3+QLTY	Qty	% Comp <u>100</u>	Func	Econ	RMV: 73,910
Lump Sum	Except Code/Year <u>MIN</u>	Comments			
Seg.Type BSMTF	RESIDENTIAL	Seg. # 1.2	Method: R05 Class 3	Area 552	Eff Area <u>1176</u>
Length	Width	Roof Cover	Plumbing BATH.5	Heat <u>FA AC</u>	
Fireplace	Inter. Comp:			Bedrooms	
Year Built 1958	Eff. Year Built <u>1988</u> <u>1990</u>	Cond. P F A G E			
Adj Codes RLCM3;R3+QLTY	Qty	% Comp	Func	Econ	RMV: 28,900
Lump Sum	Except Code/Year	Comments			
Seg.Type BSMTGU	RESIDENTIAL	Seg. # 1.4	Method: R05 Class 3	Area 624	Eff Area <u>1176</u>
Length	Width	Roof Cover	Plumbing	Heat	
Fireplace	Inter. Comp:			Bedrooms	
Year Built 1958	Eff. Year Built <u>1974</u> <u>1990</u>	Cond. P F A G E			
Adj Codes RLCM3;R3+QLTY	Qty	% Comp	Func	Econ	RMV: 19,360
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Seg.Type YI3G	RESIDENTIAL	Seg. # 1.3	Method: R05 Class	Area 1	Eff Area 1
Length	Width	Foundation	Ex. Wall	Roof Cover	
Roof Style	Floor		Plumbing		
Year Built	Eff. Year Built:	Cond. P F A G E		% Comp	Econ
Lump Sum	Except Code/Year	Comments			

Out Buildings

Seg.Type MP	MULTI-PURPOSE	Seg. # 2.1	Method: F09 Class 6	Area 200	Eff Area 200
Length 10	Width 20	Foundation PIERS	Ex. Wall PLYWD	Roof Cover ROLL	
Roof Style GABLE	Floor WOOD		Plumbing		
Heat	Int. Comp.		Elect.	Yr. Blt. 2010	Eff. Yr. Blt: 2010
Cond. P F A G E	Adj. Codes FLCM	% Comp		Func	Econ
Lump Sum	Except Code/Year	Comments			

MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

May 26, 2022 2:38:14 pm

Account # 549948
 Map # 062W30AC01500
 Code - Tax # 92411-549948

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr HELTON TRACTS
 Block - 3 Lot - 5

Mailing Name OWEN, TROY JUSTIN

Deed Reference # 2021-2990 (SOURCE ID: 44420498)

Agent

Sales Date/Price 01-29-2021 / \$280,000.00

In Care Of

Appraiser MATTHEW HAMILTON

Mailing Address 4278 BARBARA WAY NE
 SALEM, OR 97305

Prop Class 401 MA SA NH Unit
 RMV Class 401 03 06 000 73632-1

Situs Address(s)		Situs City
ID#	4278 BARBARA WAY NE	SALEM

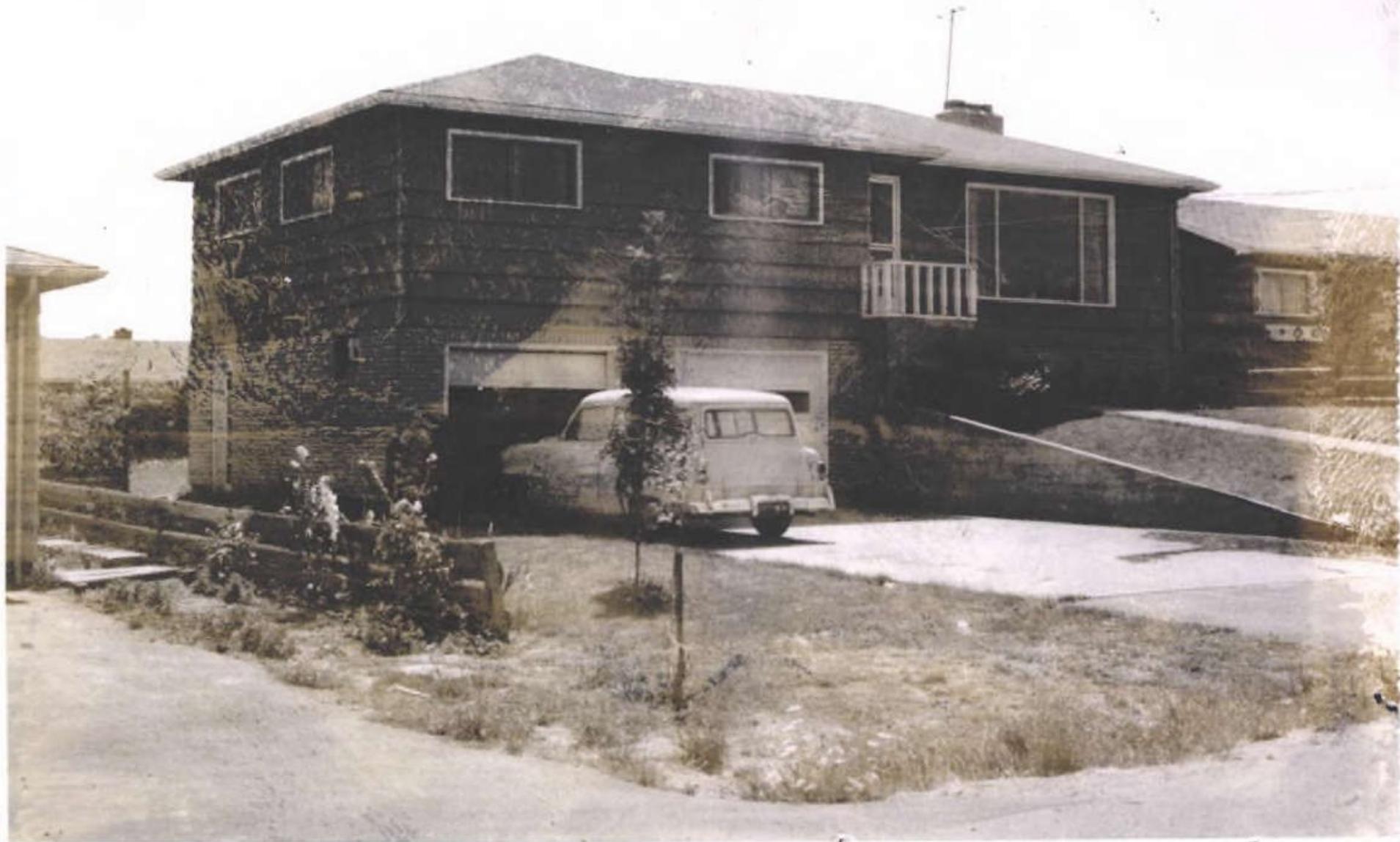
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
92411	Land	65,220	27,790	27,790	Land	0
	Impr.	315,580	114,410	114,410	Impr.	0
Code Area Total		380,800	142,200	142,200		0
Grand Total		380,800	142,200	142,200		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
92411	1	<input checked="" type="checkbox"/>		RS	Rural at MKT	100	S	9,060.00		50,220
92411					URBAN - AVERAGE	100				15,000
Grand Total								9,060.00		65,220

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
92411	2	2010	341	Multi Purpose Shed (MP)	100	200		4,940
92411	1	1958	133	One Story with basement	100	1,952		310,640
NEW! 2016 MP 14x16 class 5					Grand Total	2,152		315,580

Sales Verification 5/26/22 MLH

No listing / Change to 20





4 1996



R49948 062W30AC 01500 11/27/07



R49948 062W30AC 01500 11/27/07



R 49948

7-28-11

10x20 MP



R 49948

7-28-11

Res



R49948 MA - northeast

2/11/2015



R 49948

MA rear

2/11/2015



R49948

MA

2/11/2015