

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

Acct ID: 552512 MTL: 062W30DA03400 Date: 5/24/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4374 YORK AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130785 Year: 2024

Last Date Appraised: 08/10/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MARSHALL, JONATHAN J Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP

AV: 155040

RMV Land: 107200 RMV Imp: 168810 RMV Total: 276010 MAV: 155040 MSAV: 0

SAV: 0

Comment:

update inv

INPUT GRH 06.10.24

Notations

No notation data available.

OSDs

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

Land

Site: 1 Code Area: 92411 Size: 15246 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 92200 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 43350 06-07: RECALC SETUP, APPR NO 32, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 111 + Year Blt: 1964 Eff Year Blt: 1985 Sq.Ft: 2045 % Complete: 100
 Desc: One Story Only EYB - updated roof, window Dimensions: RMV: 168810 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	2045	3	FB-1	1964	1985	BATH - 1, KIT-, ROOF, FP - 1, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1964	6603	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 8x10 RMV: 0 N/C
 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	80	0	0	0	0	Fair	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA03400

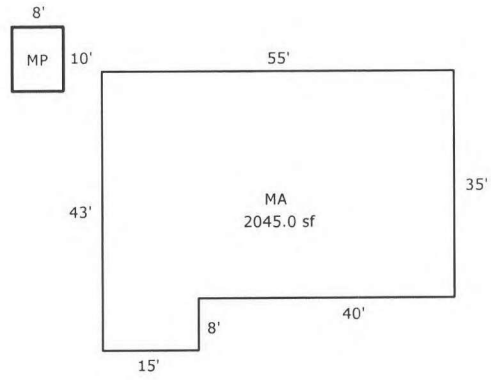
File No R52512

SUBJECT

Property Address	4374 YORK AV NE		
City	SALEM	State	OR
Owner			
Client			
Appraiser Name			

IMPROVEMENTS SKETCH

R52512
062W30DA03400



York Ave

Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2045.0	196.0	2045.0
GBA1	MP	1.00	80.0	36.0	80.0
<p>Net LIVABLE Area (rounded w/ factors) 2045</p> <p>Net BUILDING Area (rounded w/ factors) 80</p>					

Comment Table 1

APEXED BY NRC 04/29/2009
apex updated to re-align house and add mp 10/7/1

Comment Table 2

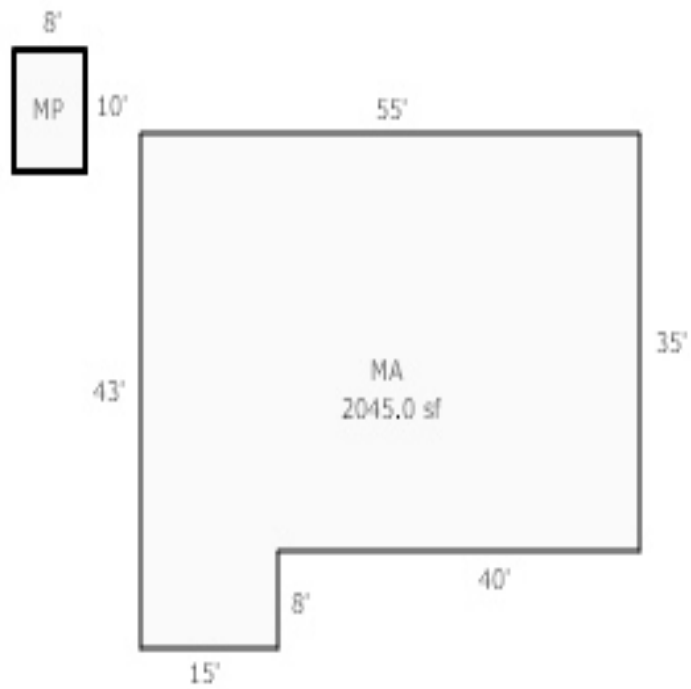
Comment Table 3

GPH 5/24/24 Cycle L3



MA 05.24.24

R525 12
062W30 DA03400



York Ave



08/10/2011



08/10/2011

R52512

30DA062W
062W-30DA-03400
F30 (950) 0-4H F41
MARION COUNTY HOUSING AUTHORITY

72570-610

024-00-21-4

.68 ACRES

LABISH VILLAGE

LOTS 4 & 5 BLK 6

EXEMPT VALUE 47,820

4374 YORK AV NE

V0211P0863RD

07/27/95

R52512

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6234-000 72570-610

MAP NO. 30DB-6-2W

$$35 \times 40 = 1400$$

$$15 \times 43 = \frac{2645}{2045}$$

GS
NV

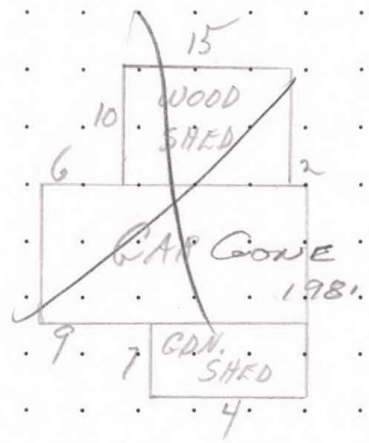
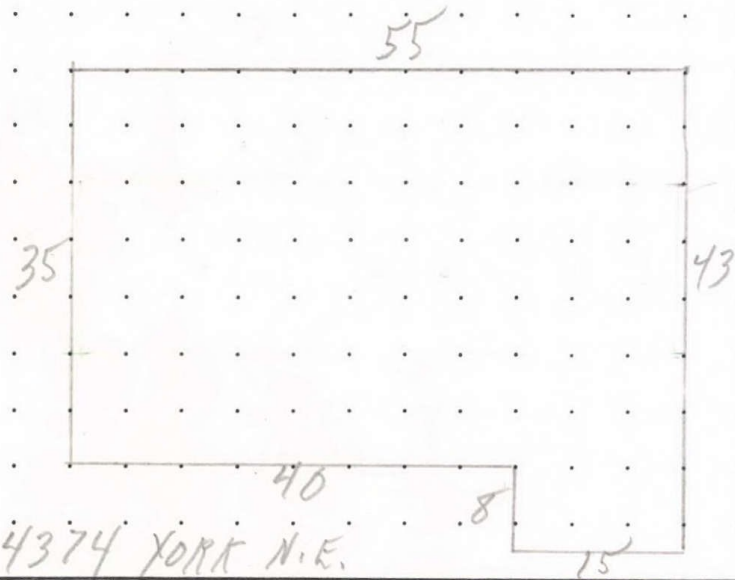


Diagram is BACKWARDS

MEASUREMENT VERIFIED	DATE	BY
	12-18-69	HILSTAD
	10-22-70	LEITH
	5-13-81	10/24/81
	12-4-87	76 DN
	1-22-96	22 JL
	10-19-05	SP32
	8-10-11	19 JMT

REMARKS:
 2045
 Verified
 2045th 1ST FLOOR
 NV-Recalc

Built 1964

4-80 \$45,000

R52512 062W30DA03400 Appr #: 19 Date 8-10-11 Prop Class F30 Prop Code F31
 Situs Address 4374 YORK AV NE Franchise Code 19 Year For: 2011-2012
 Owner MARION CO-HOUSING AUTHORITY

Notes: add MP Cycle Sales Verification Other: _____

RMV Land: 87,210 RMV Imp: 90,320 RMV Total: 177,530 M50 Total: 0
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 2045 Eff Area 2045
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA
 Fireplace SGL-P Inter. Comp: H&F; DW, Png Bedrooms 3
 Year Built 1964 Eff. Year Built 1964 Cond. P F A G E
 Adj Codes RLCM3;R3+QLTY Qty 34 % Comp ___ Func ___ Econ ___ RMV: 87,320
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type YI3F 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: 3,000
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

R52512 062W30DA03400 Appr #: _____ Date _____ Prop Class F30 Prop Code F31
 Situs Address 4374 YORK AV NE Franchise Code 19 Year For: 2011-2012
 Owner MARION CO-HOUSING AUTHORITY

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 87,210 RMV Imp: 90,320 RMV Total: 177,530 M50 Total: 0

Segment	MP							Land
Class	5							
Dim/Size	8x10=80							
Foundation	Pier							
Exter Wall	Plywd							
Wall Height								
Inter Finish								
Roof Cover	Comp							
Roof Style	Gable							
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr								
Cond.	A							
% Good								
% Comp								
Lump Sum								
Except.Code	N/V							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.68		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 10/7/11 Clerk Jone **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 _____



1:22'96



08/10/2011

R52512

8x10 MP



08/10/2011

R52512