

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: _____

1/25/2024

Acct ID: 552531 MTL: 062W30DA04600 Date: 5/24/24 Appr: GRH Prop Class: 409 RMV Prop Class: 409
Situs: 4423 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131273 Year: 2024

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

Owner: WARNER, NORMAN L

Roll Type: R

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

AV: 106370

RMV Land: 83670 RMV Imp: 48130 RMV Total: 131800 MAV: 106370 MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

Update inv

INPUT GRH 06.20.24

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: 68670 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 65X117 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 92411 Stat Class: 456 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1344 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: RMV: 26420
 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	5	Finished	1344	2	FB-2	1977	1977	ROOF, SKRT+, KIT+, BATH - 2, HVAC+	Y N

Exempt

Accessories

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

Bldg: 3 Code Area: 92411 Stat Class: 107 Year Blt: Eff Year Blt: 1977 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 7160
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	1977	7161	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92411 Stat Class: 351 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 1152 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x48 RMV: 14550
 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
General Purpose Bldg	5	Finished	1152	0	FB-1/ HB-1	2001	2001	BTH - 1, FAIR	Y N

Avg

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No R52531

File No 062W30DA04600

SUBJECT

Property Address 4423 Dover Ave NE

City Salem

State OR

Zip 97305

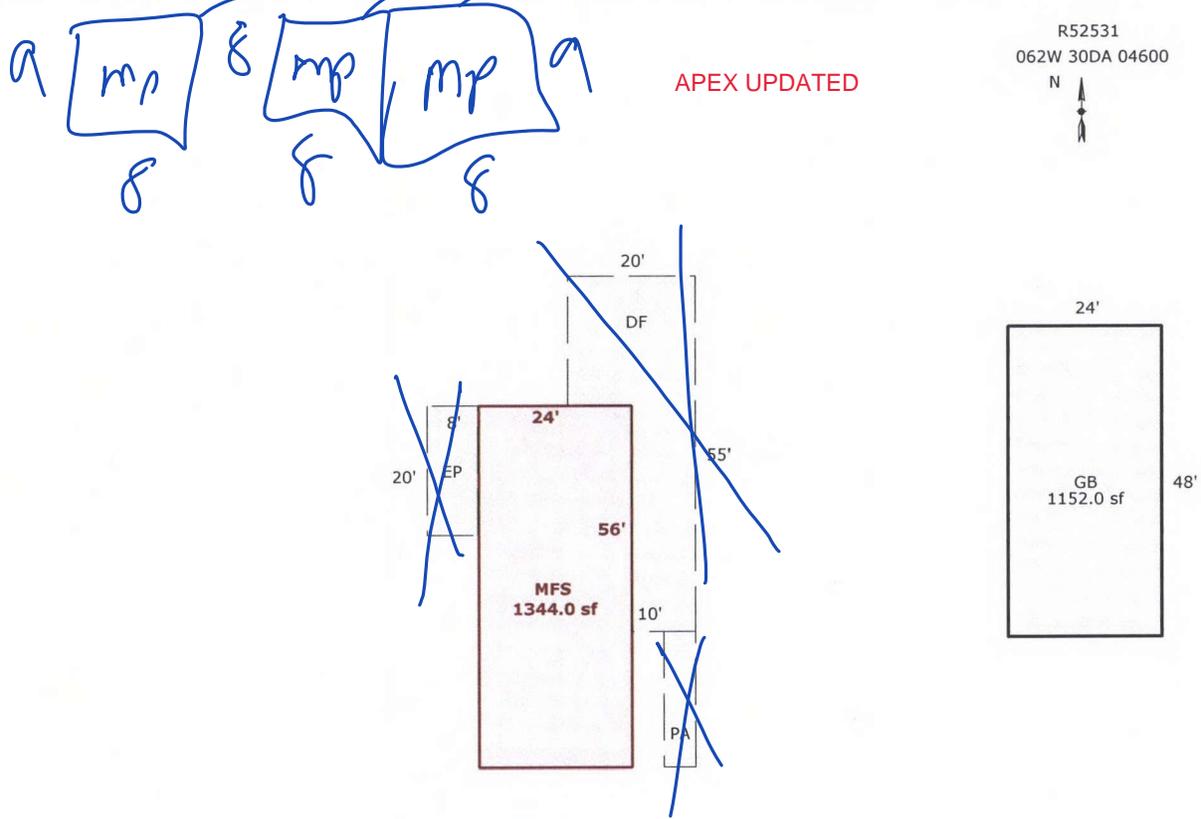
Owner

Client

Appraiser Name

NW NE

IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1344.0	160.0	1344.0
GBA1	GB	1.00	1152.0	144.0	1152.0
P/P	EP	1.00	160.0	56.0	
	DF	1.00	750.0	150.0	
	PA	1.00	105.0	52.0	1015.0
Net LIVABLE Area (rounded w/ factors)					1344
Net BUILDING Area (rounded w/ factors)					1152

Comment Table 1	
Apex 10/07/2011 Jane	
Comment Table 2	Comment Table 3
GPA 5/29/24 Cycle L3	

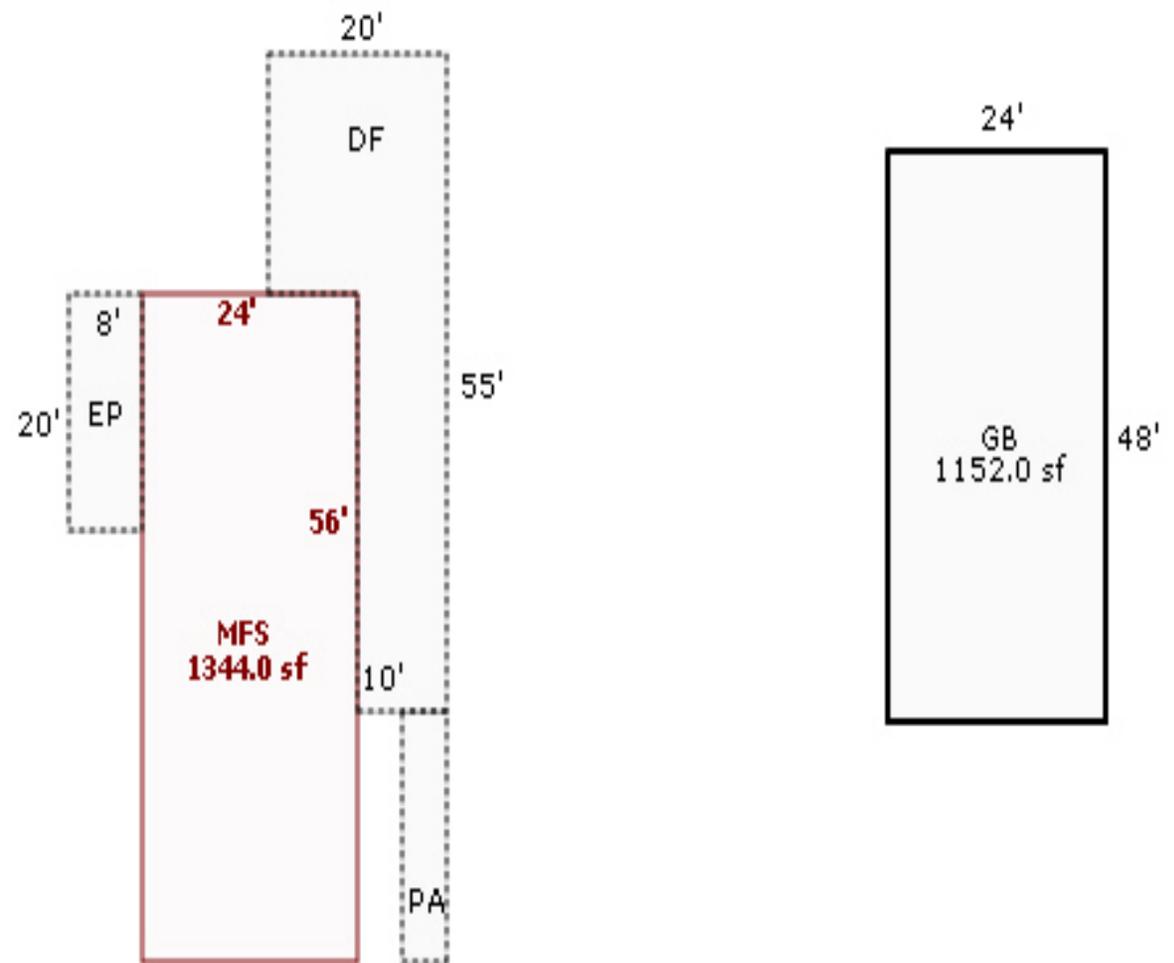


MH GB



GB MH

R52531
062W 30DA 04600



Dover Ave



08/22/2011



08/22/2011



08/22/2011

R52531

30DA062W
062W-30DA-04600 72570-830
131 (411) 0-4H F21 024-00-21-4
RAMEY, RONALD D & LORENA L
<WHITNEY, ALICE S
.17 ACRES
LABISH VILLAGE LOT 13 BLK 7

4423 DOVER AV NE
V0328P1623RD V0883P0411RC 07/27/95

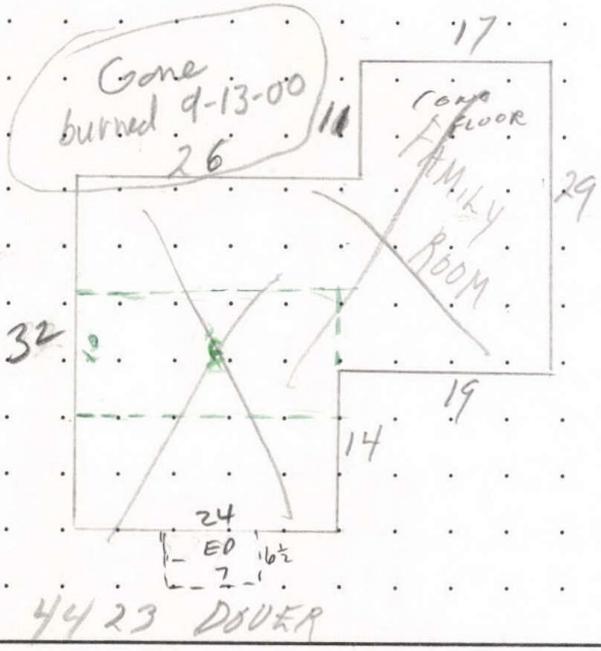
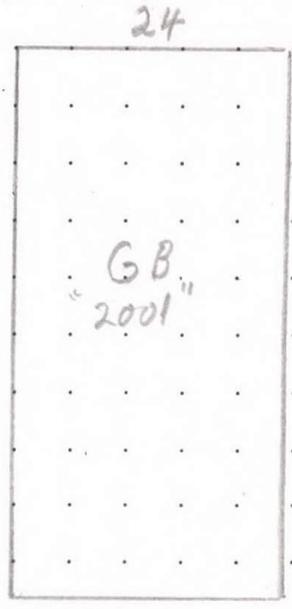
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6257-000 72570-830 MAP NO. 30DA-6-2W



~~14 x 24 = 336~~
~~19 x 43 = 817~~
~~10 x 17 = 170~~

~~1323~~



MEASUREMENT VERIFIED	REMARKS:
#2-7-68	HOLSTAD 1364
DATE 10-13-70	BY LEITH 1323
11-13-74	Ben 1297
12-11-87	76DN
1-19-96	22 JL 1297 th down 240 ATTR
3-7-01	KRC(18) ver 24x56 Man. Str. & 24x48 GB-5

~~Built 1946~~
 1978 Man. Str.
 24x56 = 1344 S.F.
 GB
 24x48 = 1152 S.F.

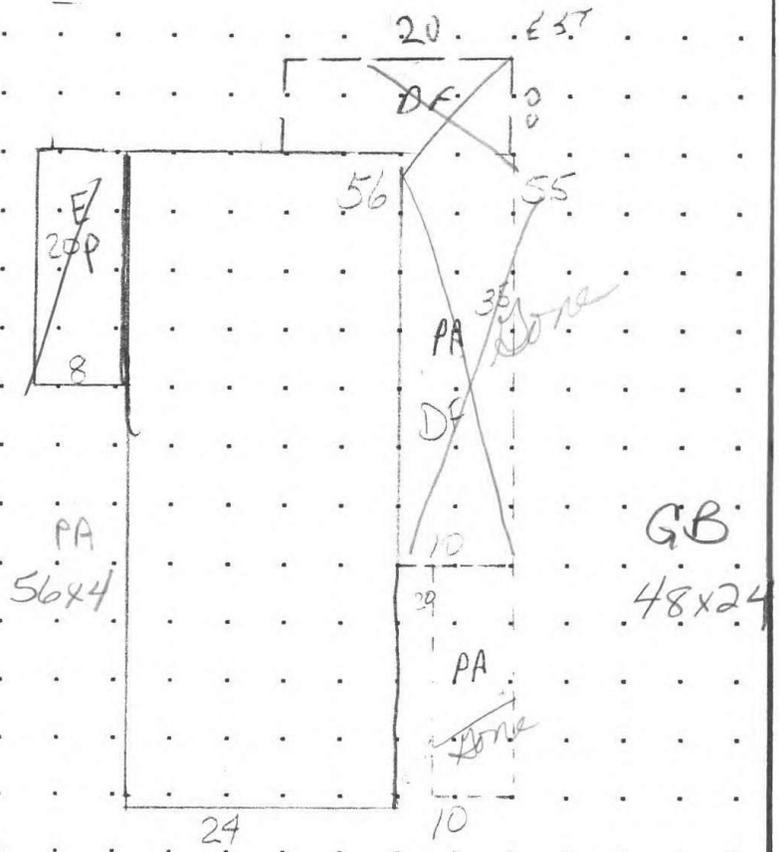
R52531

BUILDING DIAGRAM AND OUTLINES

ACCT NO: X153688

MAP NO: 6-2W-30DA

TAX LOT: 4600



CALCULATIONS:

SCALE: 1" = 20'

LAKESIDE VILLAGE

MEASUREMENT VERIFIED

YR BLT: 77

ADDRESS: ~~3322 TURNER RD SE~~

SALES	
Date	Amt.

DATE
07-22-85
6-16-97

BY
65
65

REMARKS:
REV

BUILDER: SHERWOOD MAN SIL

7153688

CALCULATIONS:

SCALE: 1" = 20'

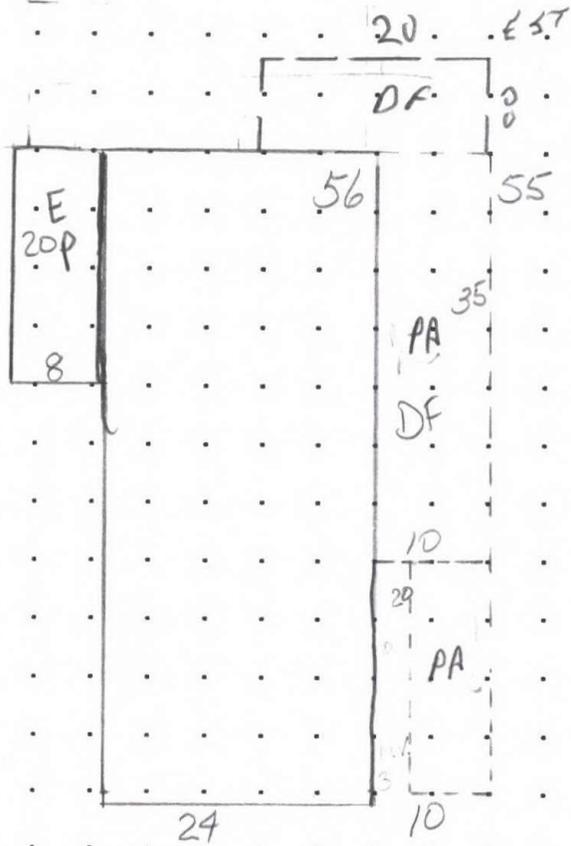
BUILDING DIAGRAM AND OUTLINE

PLANS

ACCT NO: X153688

MAP NO:

TAX LOT:

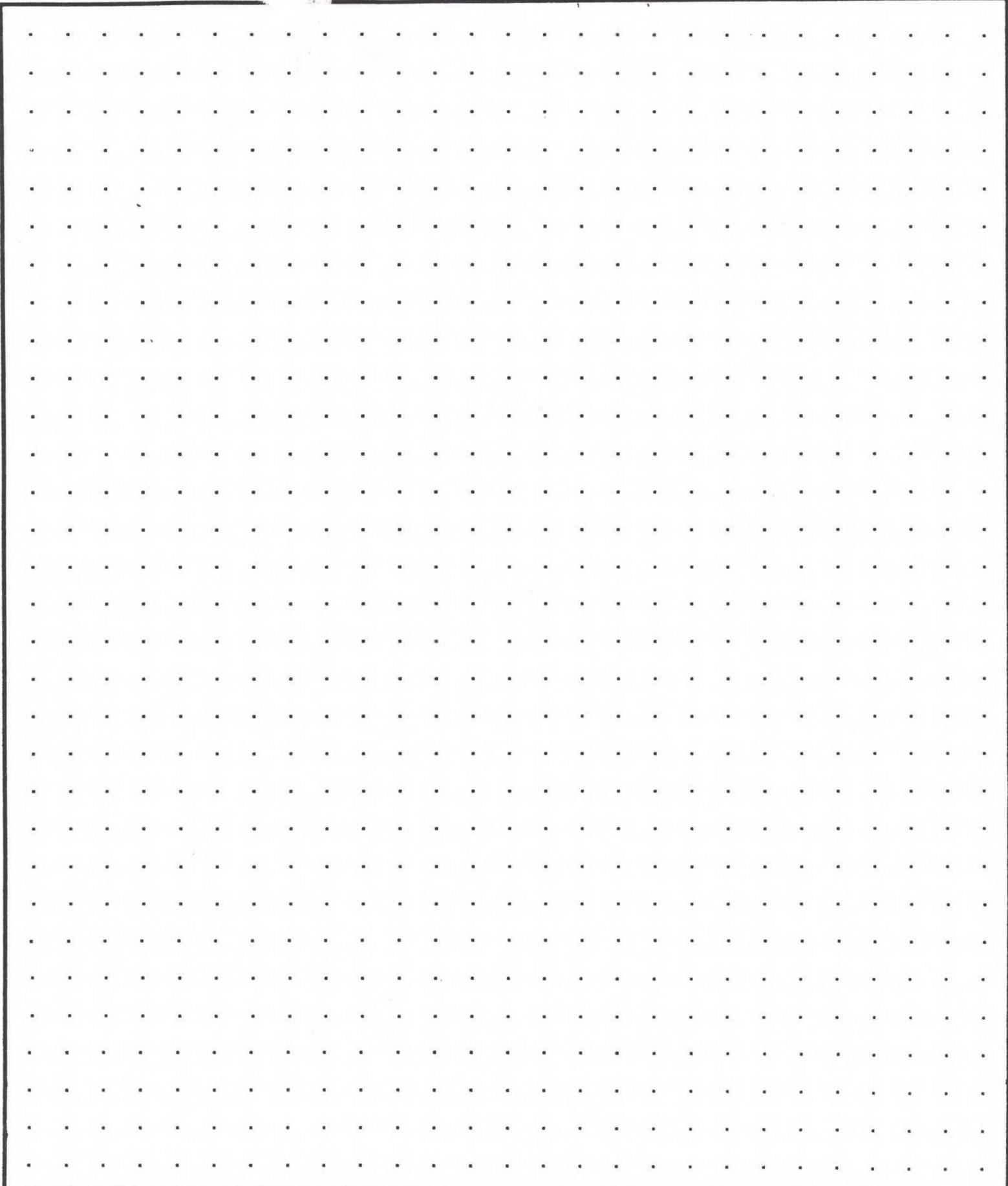


CALCULATIONS: 4423 DOUG

SCALE: 1" = 20'

~~LAKESIDE VILLAGE~~

MEASUREMENT VERIFIED		YR BLT: 77	ADDRESS: 3322 TURNER RD SE	SALES		
DATE	BY	REMARKS: NV	BUILDER: SHERWOOD MAN SIL	Date	Amt.	
07-22-85	65					
6-16-94	65					



CALCULATIONS:

SCALE: 1" = 20'

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52531 062W30DA04600

Imp 1 Of 3

Owners Name: WARNER,NORMAN L

Nbhd:LE.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
- 2. Description : GENERAL PURPOSE BLDG
- 3. Bldg Type :
- 4. Cmplx/Bldg :
- 5. M/S Zip Code: 97305
- 6. Comment : 2012-13: CYCLE WORK BY #19- UPDATED INVENTORY; ADD L/S FOR 2POS
- 7. Appr Method :
- 8. Cost Value : \$14,660
- 9. Income Value: \$0
- 10. Trend Adj% : 100.00%
- RMV Imprv: \$14,660

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	GB - GENERAL PURPOSE BUIL	5	1152	F09	\$14,660
Totals:			0		\$14,660

T-Trend	CM-Comment	S*-Add Seg	(.) More
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R52531 062W30DA04600 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code R09R
 Situs Address 4423 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner WHITNEY, ALICE S

Notes: 8/23/11 Verified Cycle Owner Sales Verification Other: _____

RMV Land: 68,490 RMV Imp: 38,310 RMV Total: 106,800 M50 Total: 86,030
 Seg.Type MA Seg. # 2.1 Method: M04 Class 5D Area 1344 Eff Area 1344
 Length 56 Width 24 Roof Cover COMP Plumbing BATH2 Heat FA
 Fireplace Inter. Comp: CKTP;DSP;DW;OVEN-S, H+ F Bedrooms 2
 Year Built 1977 Eff. Year Built 1977 Cond. P F A G E
 Adj Codes MSLCMD Qty 50 % Comp ___ Func ___ Econ ___ RMV: 19,260
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type YI3F Seg. # 3.1 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

Seg.Type GB Seg. # 1.1 Method: F09 Class 5 Area 1152 Eff Area 1152
 Length 24 Width 48 Foundation POST Ex. Wall 18FT;BKENA Roof Cover BKENAM
 Roof Style GABLE Floor CONC Plumbing Bath. 5
 Heat Int. Comp. \$3,000, 2 Post hoist Elect. 110V Yr. Blt. 2001 Eff. Yr. Blt: 2001
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 15,400
 Lump Sum ___ Except Code/Year 12 RMV Comments _____

Seg.Type MHSK Seg. # 2.2 Method: M04 Class CBloch Area 160 Eff Area 160
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1977 Eff. Yr. Blt: 1977
 Cond. P F A G E Adj. Codes % Comp ___ Func ___ Econ ___ RMV: 650
 Lump Sum ___ Except Code/Year ___ Comments _____

R52531 062W30DA04600 Appr #: _____ Date _____ Prop Class 401 Prop Code R09R
 Situs Address 4423 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner WHITNEY, ALICE S

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 38,310 RMV Total: 106,800 M50 Total: 86,030

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	0.17		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts M128528 062W30DA04600

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 _____





4423

11:20'01

10-20-05

062W30 DA04600





08/22/2011

R 52531

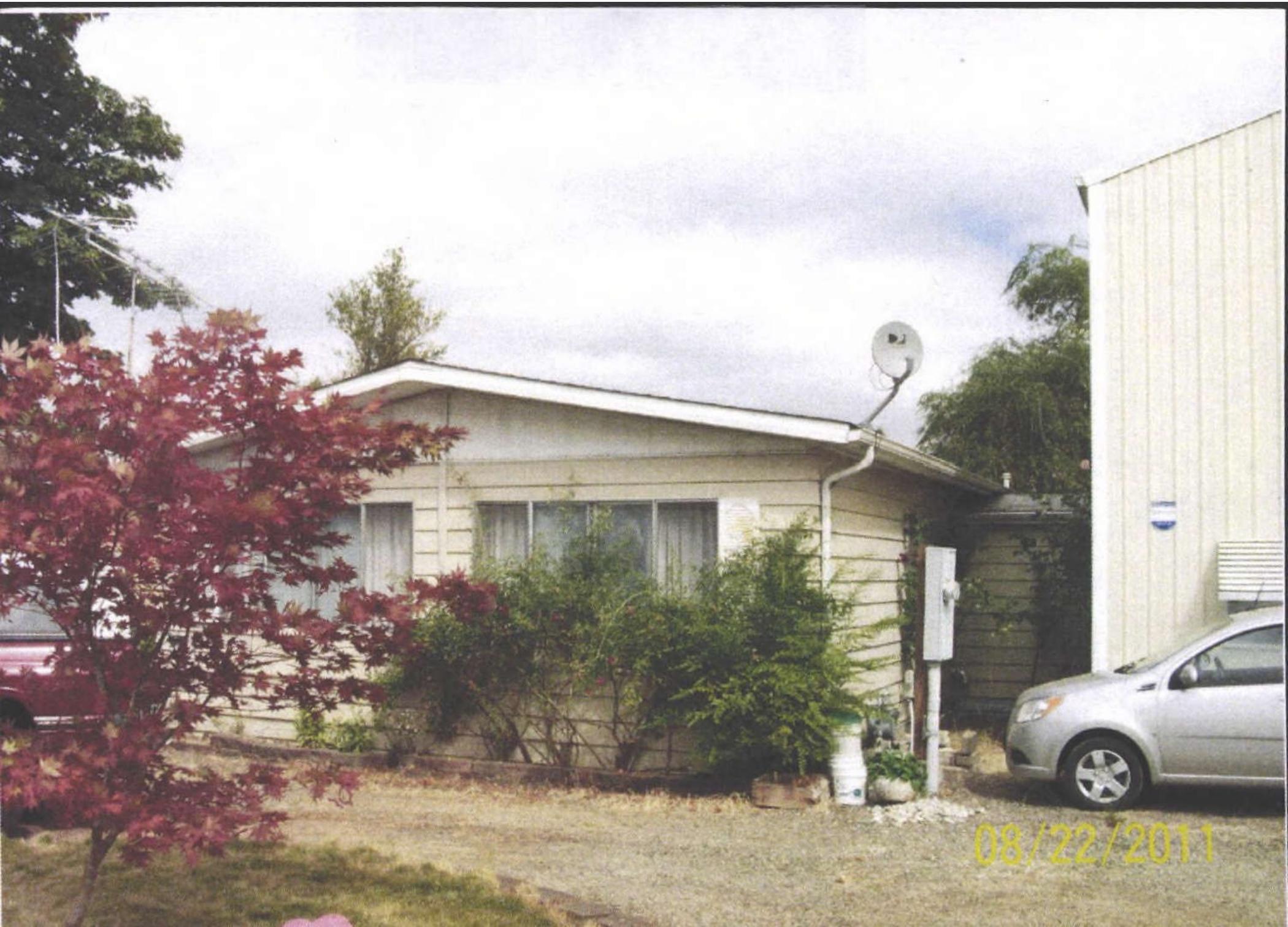
8x10 MP



08/22/2011

R52531

24 x 48 GB



08/22/2011

R52531

Gone
burned 9-13-00



1 19'96