

Acct ID: 552536 MTL: 062W30DB04300 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4251 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131278 Year: 2024

Last Date Appraised: 04/25/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info: \_\_\_\_\_

Owner: SNEGIREFF, STEPHAN Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 6630  
 RMV Land: 52980 RMV Imp: 2170 RMV Total: 55150 MAV: 6630 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**No changes**

**Notations**  
 No notation data available. INPUT GRH 06.17.24

**OSDs**  
 No OSD data available.

**Land**  
 Site: 1 Code Area: 92411 Size: 3920 Sqft Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural at MKT Description: **4bd** RMV: 52980 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 16-17: PER #54 CHG PT ADJ TO EXCESS// 15-16: EDIT LISTS; THIS ACCOUNT HAS AN OLD ADJUSTMENT FOR EXCESS LAND.MAY NEED TO BE UPDATED IN FUTURE WHEN LAND SCHEDULES AND PART TOTAL PROJECTS ARE ADRESSED.R52540 IS BUILDABLE AND HAS AN MA ON IT.LEAVING AS IS FOR NOW. #31 9/14/15.///50X78 06-07: RECALC SETUP, APPR NO 04, 10/19/05 ///08-09 PT PROJECT: PT R52536 AND R52540 - UNBUILDABLE

**Improvements - Residence / Manufactured Structures**  
 No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**  
 Bldg: 1 Code Area: 92411 Stat Class: 341 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 56 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x7 RMV: 230  
 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: Y N
Multi-Purpose Bldg	4	Finished	56	0	0	0	0	FAIR	Y N

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

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 216 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x18 RMV: 1750  
 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: Y N
Multi-Purpose Bldg	6	Finished	216	0	0	1971	1971	<b>Fair</b>	Y N <b>0</b>

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

Bldg: 3 Code Area: 92411 Stat Class: 354 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 144 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 9x16 RMV: 190  
 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: Y N
Lean-to Light Duty	4	Finished	144	0	0	1989	1989		Y N <b>0</b>

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB04300

File No R52536

Property Address 4251 WEBB AV NE

City SALEM

County MARION

State OR

Zip 97305

Owner

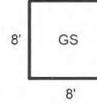
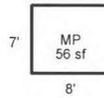
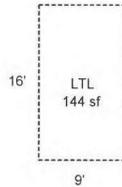
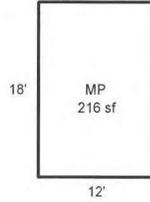
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R52536  
062W30DB04300  
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.00	56	30	
	MP	1.00	216	60	
	LTL	1.00	144	50	416
Net BUILDING Area (rounded w/ factors)					416

#### Comment Table 1

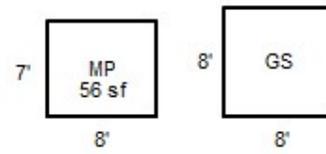
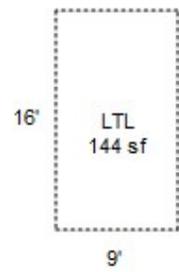
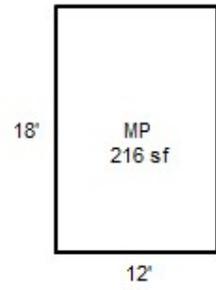
DRAWN BY JRONDEMA 10/13/17

#### Comment Table 2

#### Comment Table 3

GPH 5/24/24 Cycle L3

R52536  
062W30DB04300  
SCALE=1:20





08/22/2011



08/22/2011



Homestead

08/22/2011



08/22/2011



08/22/2011

R52536

30DB062W  
062W-30DB-04300 72570-880  
131 (411) 0-4H FOOS 024-00-21-4  
LESMEISTER, LAVERNE & MILDRED

.08 ACRES  
LABISH VILLAGE FR LOT 2 BLK 8

4251 WEBB AV NE  
V0554P0809DE

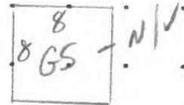
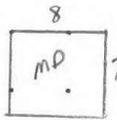
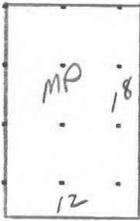
07/27/95

# BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: R52536

MAP NO: 062W 30 DB

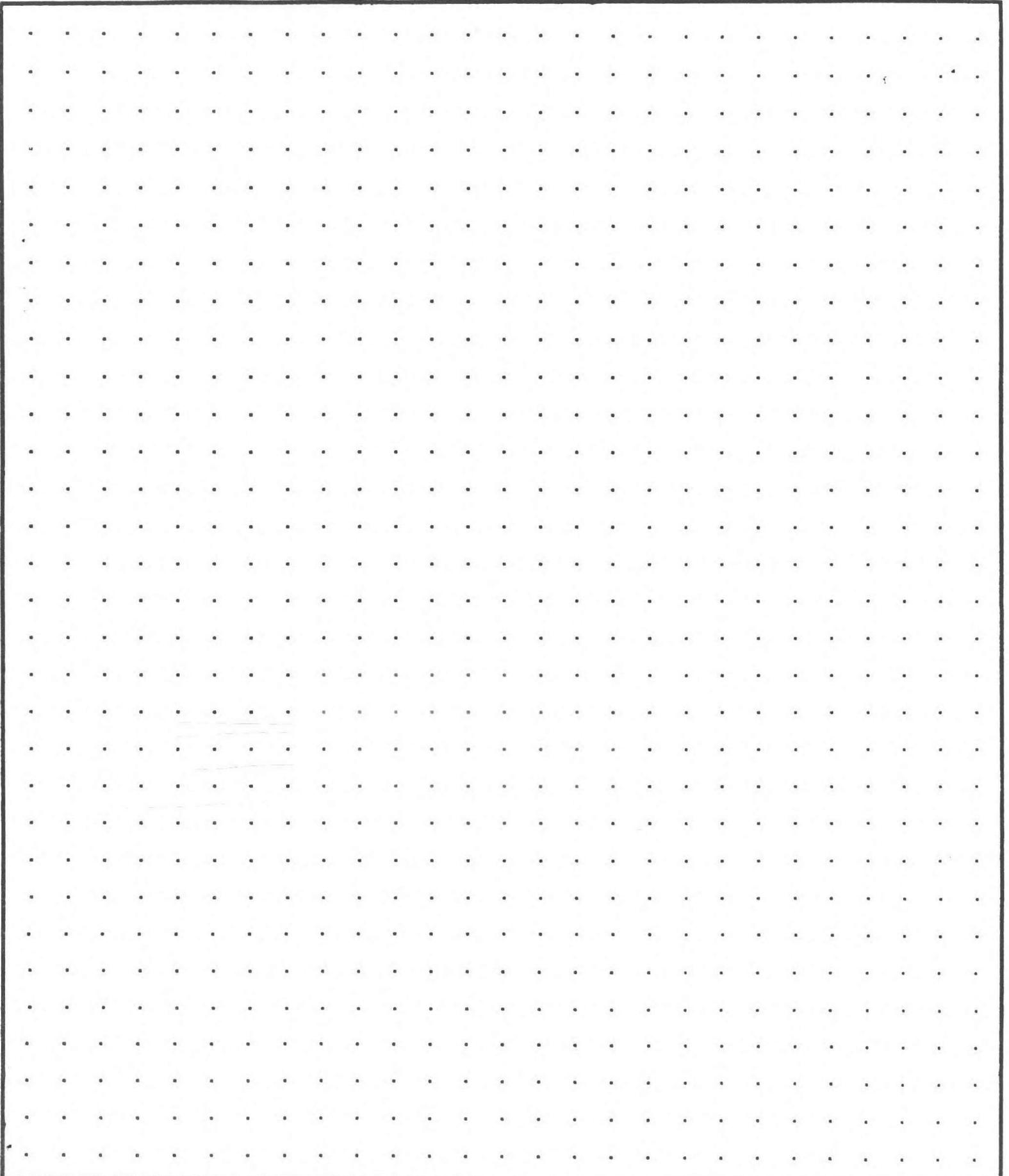
TAX LOT: 4300



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS: 4251 Webb Ave NE	SALES	
DATE	BY	REMARKS:	BUILDER:	Date	Amt.
8-22-11	19 [Signature]				



**CALCULATIONS:**

**SCALE: 1" = 20'**

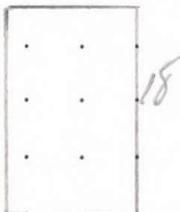
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6261-1 72570-880

MAP NO. 30DB-6-2W

$12 \times 18 = 216$

WOODEN FENCE



4251 WEBB AVE

(ACCT. # 6262-1)  
RESIDENT

4251 WEBB AVE

MEASUREMENT VERIFIED		REMARKS: BCT 1967
DATE	BY	
3-1-68	HOLSTAD	216 verified
10-25-70	LEITH	
12-7-87	76 DN	



R52536 062W30DB04300 Prop Class: 401 Prop Code: F00S Fran: 102 Appr #: 31 Date: 4/25/18  
 Situs Address 4251 WEBB AV NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner SNEGIREFF,STEPHAN  Pictom Other: MS

RMV Land: 4,360 RMV Imps: 1,560 RMV Total: 5,920 M50 Total: 5,920 For: 2018-2019

Notes: INV, APPEARS CORRECT SOLD w/ R 52540  
N/C

**Accessory Improvements**

**Out Buildings**

Seg: 1.1 MP MULTI/MISC PURPOSE BUILDING  
 Method: F;N Roof Cover: Int Comp: Adj: FLCM  
 Class: 4 Roof Style:  
 Area: 56 Eff: 56 Flooring: CONC  
 Dimens: 8 x 7 Plumbing:  
 Found: CONC Heat/AC: Electrical: % Comp: \_\_\_\_\_  
 Ex. Wall CBLOCK Fireplace: Bedrooms: Func: \_\_\_\_\_  
 Year: Eff: Value: 0  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 2.1 MP MULTI-PURPOSE BLDG  
 Method: F09 Roof Cover: ROLL Int Comp: Adj: FLCM  
 Class: 6 Roof Style: GABLE  
 Area: 216 Eff: 216 Flooring: WOOD  
 Dimens: 12 x 18 Plumbing:  
 Found: FRAME Heat/AC: Electrical: % Comp: \_\_\_\_\_  
 Ex. Wall WOOD Fireplace: Bedrooms: Func: \_\_\_\_\_  
 Year: Eff: 1971 Value: 1,370  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

Seg: 3.1 LTL WOOD SHED  
 Method: F09 Roof Cover: FBRGL Int Comp: Adj: FLCM  
 Class: Roof Style: SHED  
 Area: 144 Eff: 144 Flooring: DIRT  
 Dimens: 9 x 16 Plumbing:  
 Found: POST Heat/AC: Electrical: % Comp: \_\_\_\_\_  
 Ex. Wall Fireplace: Bedrooms: Func: \_\_\_\_\_  
 Year: Eff: 1989 Value: 190  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R52536 062W30DB04300 Appr #: RJ#54 Date 3/10/16 Prop Class 401 Prop Code F00S  
 Situs Address 4251 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017  
 Owner LESMEISTER, LAVERNE &

Notes: Remove Past Total and Companion account information, Add Excess/20 to L1  
 Tags Cycle Sales Verification Other: Account Maintenance

RMV Land: 7,470 RMV Imp: 1,560 RMV Total: 9,030 M50 Total: 6,260

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	0.09	<del>PT36</del> <u>Excess/20</u>	

Eff Acres 0.25 Companion Accounts R52540 062W30DB04500

Zone: RS

Date 3/10/16 Clerk Chris **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 RJ#54
- Reviewed by lead appraiser/comments \_\_\_\_\_

R52536 062W30DB04300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F00S  
 Situs Address 4251 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017  
 Owner LESMEISTER, LAVERNE &

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

Notes: \_\_\_\_\_  
 RMV Land: 7,470 RMV Imp: 1,560 RMV Total: 9,030 M50 Total: 6,260

**Accessory Improvements**

**Out Buildings**

Seg.Type MP MULTI/MISC PUR Seg. # 1.1 Method: F;N Class 4 Area 56 Eff Area 56  
 Length 8 Width 7 Foundation CONC Ex. Wall CBLOCK Roof Cover  
 Roof Style Floor CONC Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 0  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_\_

Seg.Type MP MULTI-PURPOSE Seg. # 2.1 Method: F09 Class 6 Area 216 Eff Area 216  
 Length 12 Width 18 Foundation FRAME Ex. Wall WOOD Roof Cover ROLL  
 Roof Style GABLE Floor WOOD Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1971  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 1,350  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_\_

Seg.Type LTL WOOD SHED Seg. # 3.1 Method: F09 Class Area 144 Eff Area 144  
 Length 9 Width 16 Foundation POST Ex. Wall Roof Cover FBRGL  
 Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1989  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_ Func \_\_\_\_ Econ \_\_\_\_ RMV: 210  
 Lump Sum \_\_\_\_ Except Code/Year \_\_\_\_ Comments \_\_\_\_\_

R52536 062W30DB04300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code  
 Situs Address 4251 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner LESMEISTER, LAVERNE & MILDRED

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

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

RMV Land: 12,420 RMV Imp: 0 RMV Total: 12,420 M50 Total: 5,420

Segment	MP	LTL	MP				Land
Class	6		4				
Dim/Size	12x18 = 216	9x16 = 144	8x7 = 56				
Foundation	Frame	Post					
Exter Wall	Wood		Frame				
Wall Height			R 52540				
Inter Finish							
Roof Cover	Rolled	Fbrgl					
Roof Style	Gable	Shed					
Flooring	Wood	Dirt					
Plumbing							
Electric							
Misc.							
Yr Blt	(Bldg is not level)						
Eff Yr	1971	1989					
Cond.	F	A					
% Good							
% Comp							
Lump Sum							
Except. Code	None	None	None				

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.09	PT 36	

Eff Acres 0.25 Companion Accounts R52540 062W30DB04500

Date 9/9/11 Clerk Jane **ROUTING SLIP**

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

Data entry reviewed by/comments no MAV change from move

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

Appraiser response Sue 9/12/11

Reviewed by lead appraiser/comments \_\_\_\_\_

R52536

062W30DB04300

Appr #: 19

Date 8-22-11

Prop Class 401

Prop Code

Situs Address 4251 WEBB AV NE

Franchise Code 19

Year For: 2011-2012

Owner LESMEISTER, LAVERNE & MILDRED

Tags

Cycle

Sales Verification

Other: \_\_\_\_\_

Notes: add MP, ETL & more LTL from R52540

RMV Land: 12,420

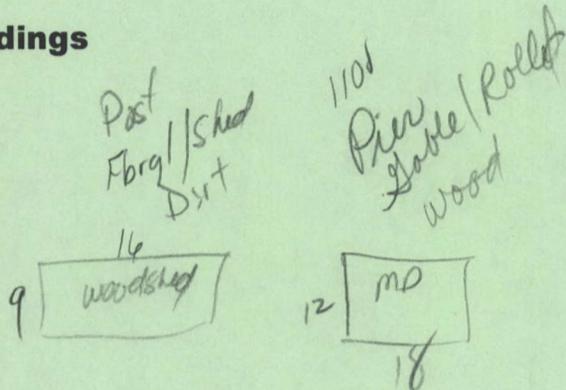
RMV Imp: 0

RMV Total: 12,420

M50 Total: 5,420

**Accessory Improvements**

**Out Buildings**





08/22/2011

R52536

12x18 MP



WHESTEAD

08/22/2011

R 52536

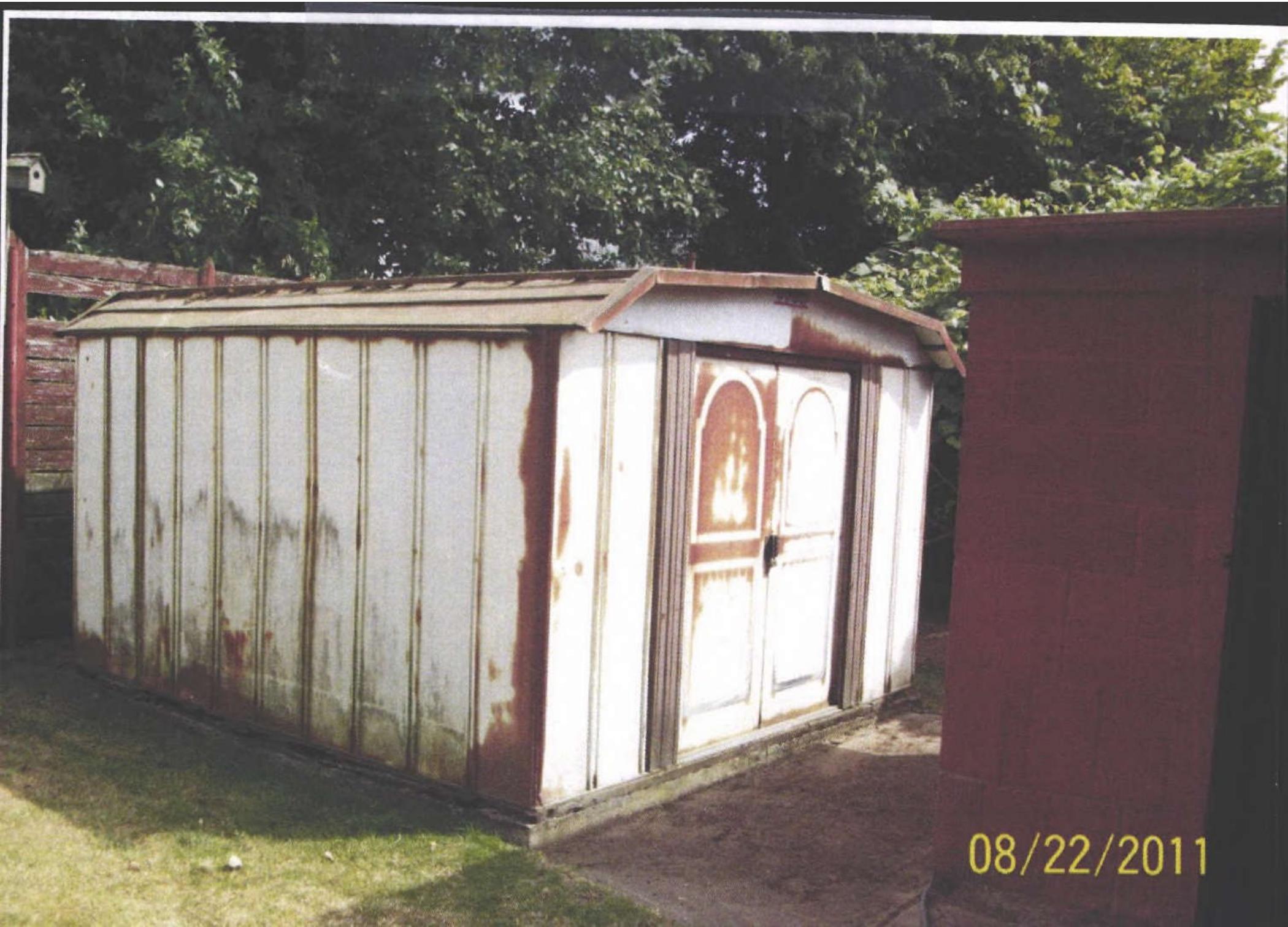
12x18 - MP



08/22/2011

R52536

9x16 Woodshed (LTL)



08/22/2011

R 52536

N/V



08/22/2011

R 52536

7x8 MP