

Summary Lead Appr: WW 4.22.25 Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: _____

1/25/2024

Acct ID: 549958 MTL: 062W30AD02600 Date: 6/27/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4438 BARBARA WAY NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 73642 Year: 2024

Last Date Appraised: 11/04/2015 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: ANDERSEN, SCOT & ANDERSEN, STACEY Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 171370

RMV Land: 89860 RMV Imp: 214770 RMV Total: 304630 MAV: 171370 MSAV: 0 SAV: 0

Comment:

update inv

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: 9148 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: 2BD RMV: 74860 Exception: Y N
 Adjustment(s): G SOIL Fire Patrol: Description:
 Comments: 70X129 06-07: RECALC SETUP, APPR NO 42, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 + Year Blt: 1960 Eff Year Blt: 1985 Sq.Ft: 1550 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 214050
 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
First Floor	3 +	Finished	1550	3	FB-2	1960	1985	KIT+, ROOF, HVAC, FP - 2, BATH - 2	Y N
Garage Attached	3	Finished	567	0	0	1960	1985	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1985	22599	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 720
 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
Multi-Purpose Bldg	5	Finished	120	0	0	1985	1985	<u>Fair</u>	Y <u>N</u>

Accessories

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



MA AGF

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30AD02600

File No R49958

SUBJECT

Property Address 4438 BARBARA WY NE

City SALEM

State OR

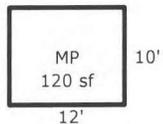
Zip 97303

Owner

Client

Appraiser Name

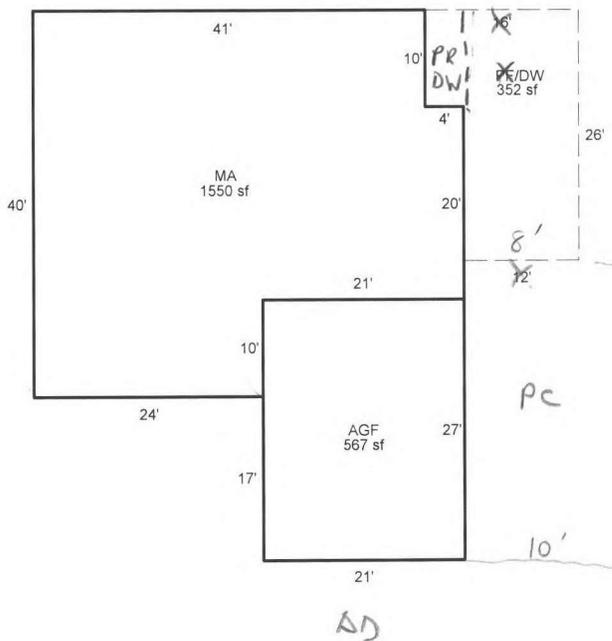
IMPROVEMENTS SKETCH



062W30AD02600

R49958

SCALE=1:20



BARBARA WY NE

Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1550	170	1550
GBA1	MP	1.00	120	44	120
GAR	AGF	1.00	567	96	567
P/P	PF/DW	1.00	352	84	352

Comment Table 1

APEXED BY NRC 04/23/2009
 Updated to add MP 8/31/2011 Jane
 11/4/2015 KH Co - per MLS record

Comment Table 2

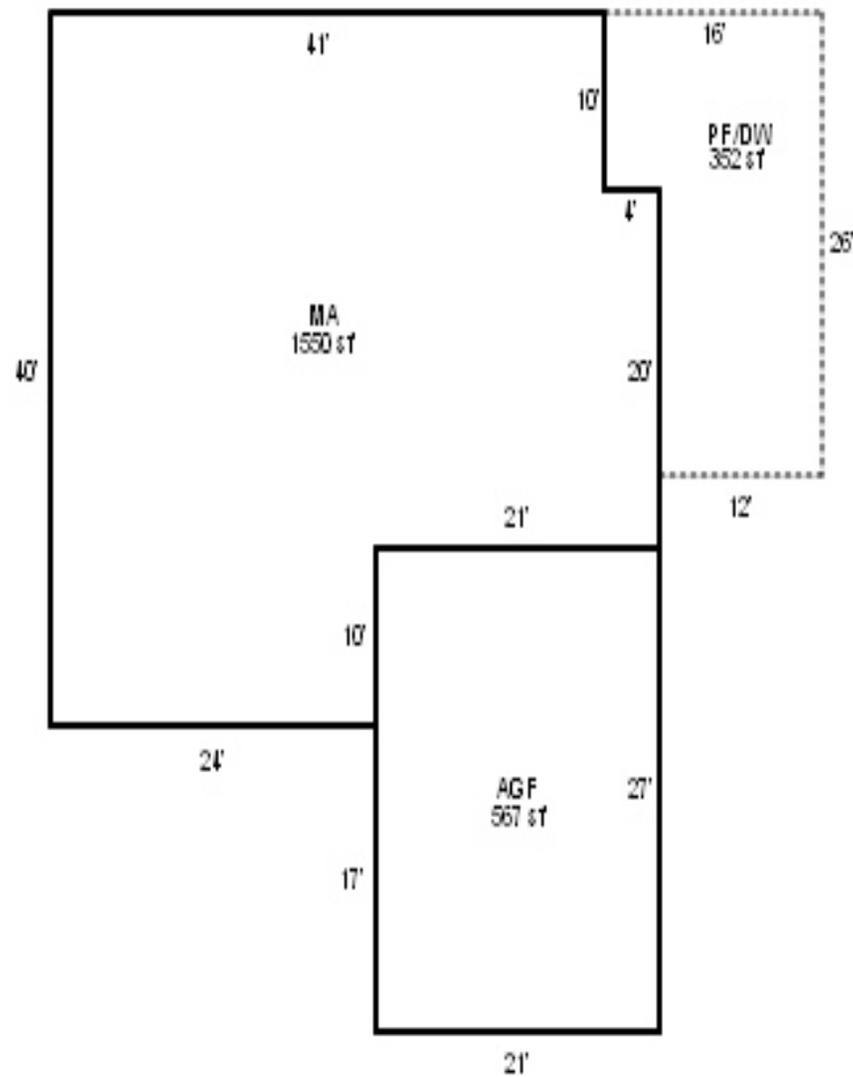
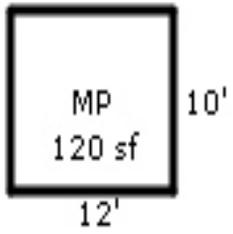
GRA 6/27/24 Cycle C3

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1550
 Net BUILDING Area (rounded w/ factors) 120

062W30AD02600

R49958
SCALE 1/20



BARBARA WY IIE



08/01/2011



08/01/2011

30AD062W
062W-30AD-02600 R 49958 71880-270
131 (411) 0-4H R41 024-00-21-4
~~DAVIS, CLAY W~~

ACRES
HELTON TRACTS LOT 4 BLK 4

4438 BARBARA WY NE
V1155P0047RD

07/27/95

R 49958

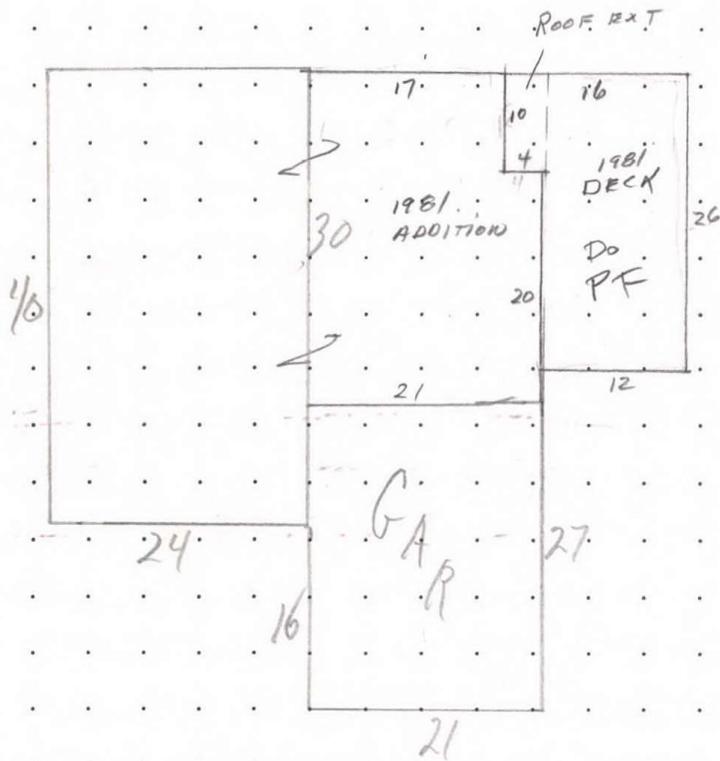
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6300-28 71880-270

MAP NO. 30DA-6-2W

TL 2600

24 x 40 = 9600



4438 BARBARA WAY

MEASUREMENT VERIFIED		REMARKS:
2-14-68	HOLSTAD	960
10-12-70	LEITH	verified
5-29-81	10/21/09	960# + ADDN. 590# = 1550#
2-16-87	26 DN	
4-3-96	22 PL	1550 ⁷⁸
8-1-11	19 SUP	
11/4/2015	KH 90	Per MLS + aerial

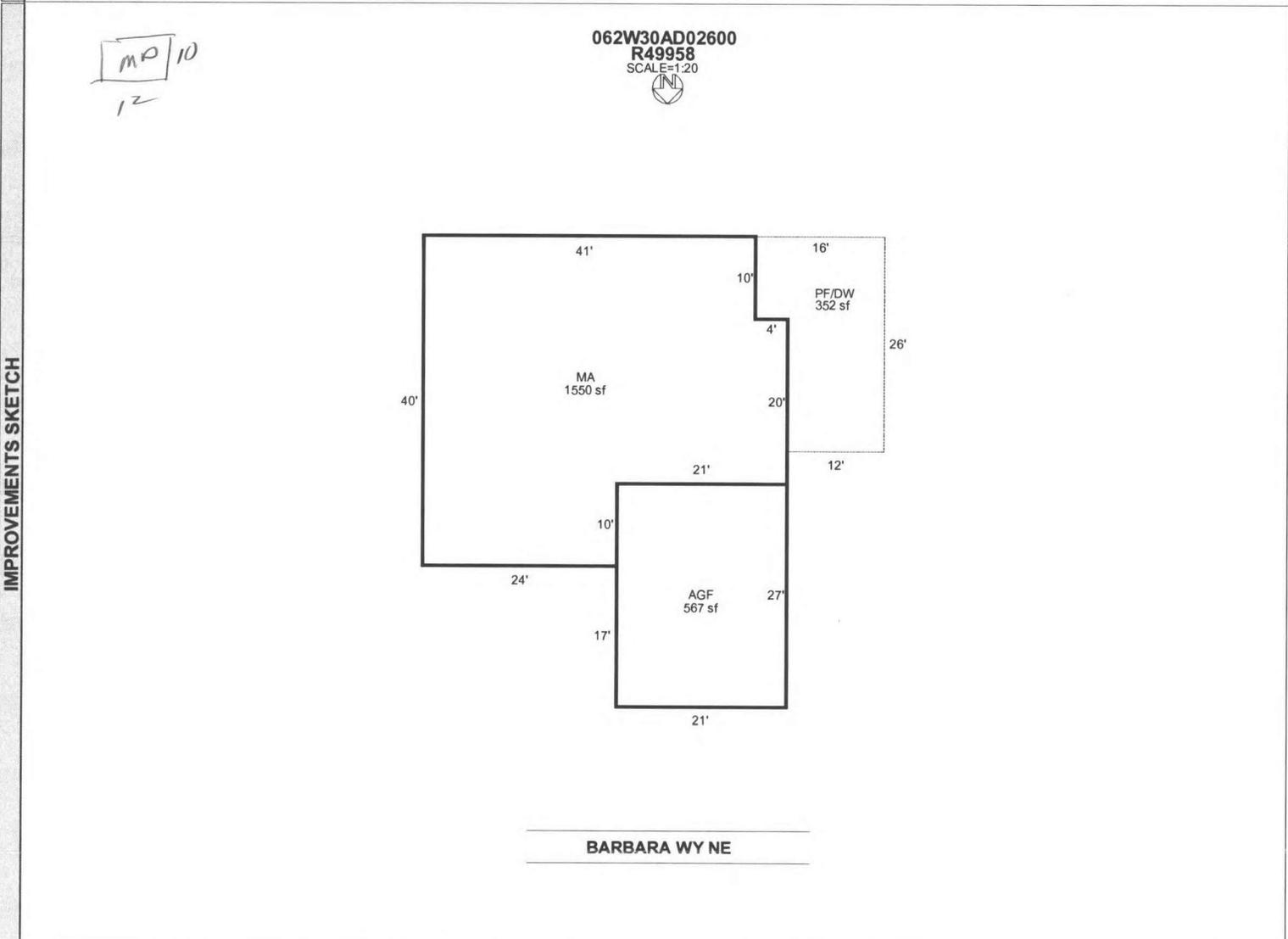
Built 1960
ADDITION 1981

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30AD02600

File No R49958

SUBJECT	Property Address 4438 BARBARA WY NE
	City SALEM State OR Zip 97303
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	1550	170	1550
	P/P	PF/DW	1.00	352	84	352
GAR	AGF	1.00	567	96	567	
Net LIVABLE Area (Rounded w/ Factors)					1550	

Comment Table 1	
APEXED BY NRC 04/23/2009	
Comment Table 2	Comment Table 3

R49958 062W30AD02600 Appr #: 19 Date 8-1-11 Prop Class 401 Prop Code F31
 Situs Address 4438 BARBARA WY NE Franchise Code 19 Year For: 2011-2012
 Owner LEIGHTY, DWIGHT EMORY & *KN 90 11/4/15*

Tags Cycle Sales Verification Other: _____
 Notes: update info add MP

RMV Land: 68,490	RMV Imp: 99,400	RMV Total: 167,890	M50 Total: 116,750		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1550	Eff Area 1550
Length	Width	Roof Cover COMP	Plumbing BATH2	Heat BB	
Fireplace HRTH-P;SGL-P	Inter. Comp: H&F;RNG, DW, DSP			Bedrooms 3	
Year Built 1960	Eff. Year Built <u>1981 1977 1985</u>	Cond. P F <u>A</u> G E			
Adj Codes RLCM3;R3+QLTY	Qty <u>3+</u>	% Comp	Func	Econ	RMV: 79,140
Lump Sum	Except Code/Year	Comments			
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 3	Area 567	Eff Area 567
Length 27	Width 21	Roof Cover COMP	Plumbing	Heat	
Fireplace	Inter. Comp:			Bedrooms	
Year Built 1960	Eff. Year Built <u>1960 1977 1985</u>	Cond. P F <u>A</u> G E			
Adj Codes RLCM3	Qty <u>3</u>	% Comp	Func	Econ	RMV: 15,260
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Seg.Type <u>Y136 A</u>	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1
Length <u>Y14A</u>	Width				
Year Built	Eff. Year Built:	Cond. P F <u>A</u> G E	% Comp	Econ	RMV: 5,000
Lump Sum	Except Code/Year	Comments <u>Includes DW, PR/DW, PC, AD</u>			

Out Buildings

*4/14/16 Checked aerials again + Apex + M5 notes for sf error
 Appears that our records are correct. No permits for addition. Aerial includes Apex.
 Garage dim. in M5 almost same as TSG - couldn't be partial conversion*

*MP
 5
 12 x 10 = 120
 Piers
 Ply w/ct
 Gambel/comp
 wood floor
 EXB 1985
 11RNEW*

Appraiser notes

*Res updated - kitchen, bathrooms, floors, windows, doors, plumb, elec -
 but not roof or siding.*

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 Situs Address 4438 BARBARA WY NE Franchise Code 19 Year For: 2011-2012
 Owner LEIGHTY, DWIGHT EMORY &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 99,400 RMV Total: 167,890 M50 Total: 116,750

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	0.21		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date 8/31/11 Clerk Jone

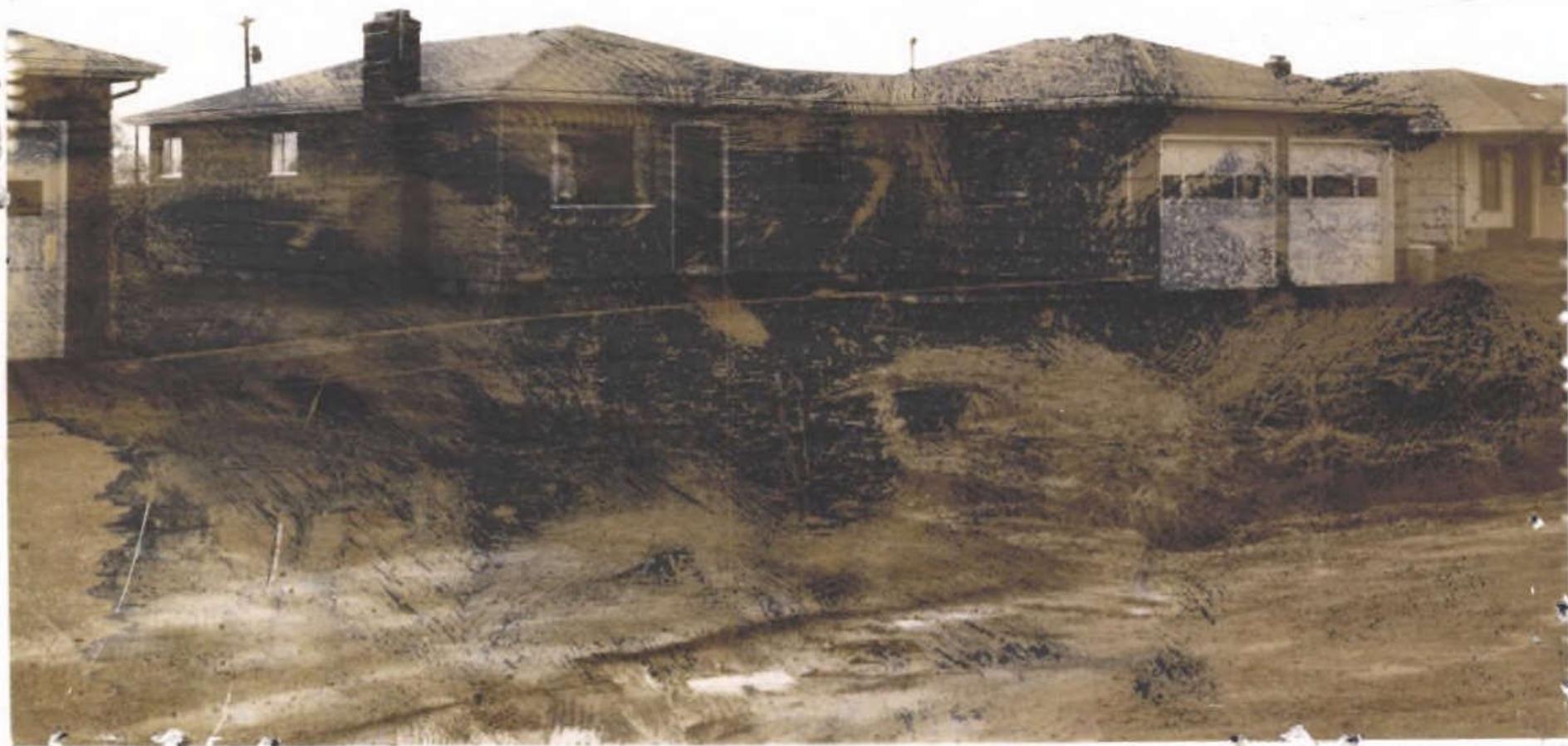
Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments _____

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

Appraiser response Sue 9/8/11

Reviewed by lead appraiser/comments _____





4 3 '96



08/01/2011

R 49958

10x12 MP



08/09/2011

R49958