

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

Acct ID: 552570 MTL: 062W30DA06600 Date: **4/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
Situs: 4459 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127470 Year: 2024

Last Date Appraised: 12/15/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: RAIMER, ANDY Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 154630  
RMV Land: 92320 RMV Imp: 167020 RMV Total: 259340 MAV: 154630 MSAV: 0 SAV: 0  
Comment: 23-24: L2 12.15.22 MLH

**update inv**

Notations No notation data available. INPUT GRH 05.30.24

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

Land **OK WW**

Site: 1 Code Area: 92411 Size: 7841 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 77320 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 65X124 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 + Year Blt: 1964 Eff Year Blt: 2000 Sq.Ft: 1072 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 126880  
 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	1072	2	FB-1	1964	2000	KIT, ROOF, HVAC, BATH - 1	Y N

Accessories

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

Bldg: 2 Code Area: 92411 Stat Class: 107 Year Blt: Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: RMV: 14900  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	2000	14899	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92411 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 960 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 21650  
 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
General Purpose Bldg	5	Finished	960	0	0	2022	2022	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 92411 Stat Class: 341 Year Blt: Eff Year Blt: 2006 Sq.Ft: 200 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 20x10 RMV: 3590  
 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: Y/N
Multi-Purpose Bldg	5	Finished	200	0	0	0	2006	FAIR	N

**Accessories**

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



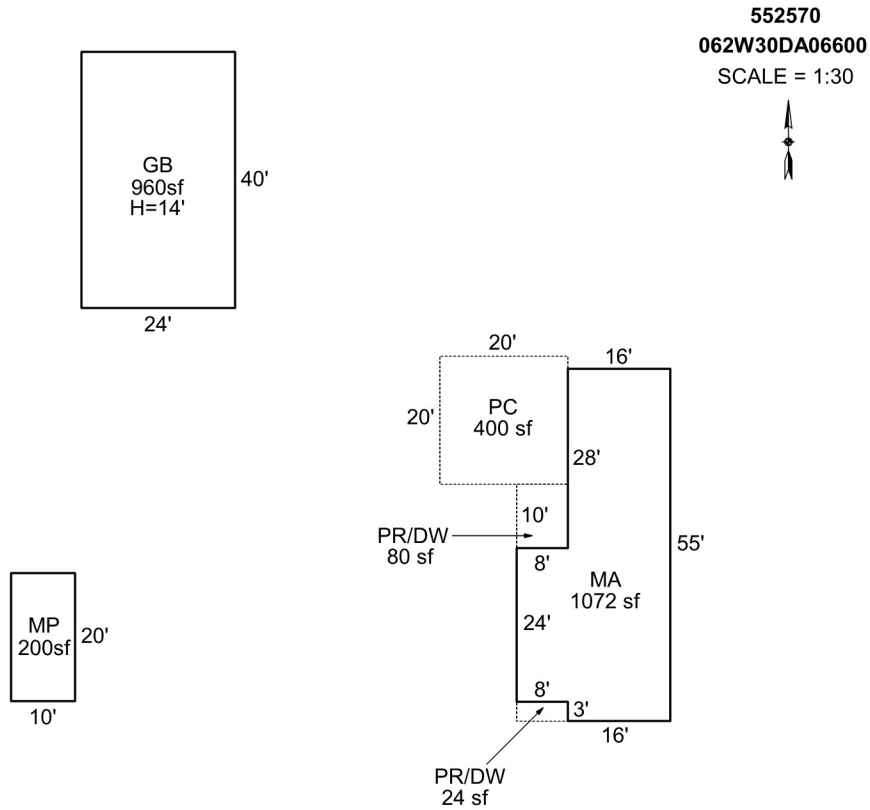
MP GB MA 05

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 552570 Parcel No.: 062W30DA06600  
 Property Address: 4459 WEBB AV 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	GB	1.0	960.0	128.0	
	MP	1.0	200.0	60.0	1160.0
GLA1	MA	1.0	1072.0	158.0	1072.0
P/P	PR/DW	1.0	80.0	36.0	
	PR/DW	1.0	24.0	22.0	
	PC	1.0	400.0	80.0	504.0

### COMMENT TABLE 1

APEXED BY NRC 05/11/2009  
 UPDATED BY JRONDEMA 3/20/19  
 UPDATED BY CJURAN 555-22-008342  
 UPDATED BY CJURAN 01/31/2023

### COMMENT TABLE 2

MLH 12/15/2022

*GRH 5/24/24*

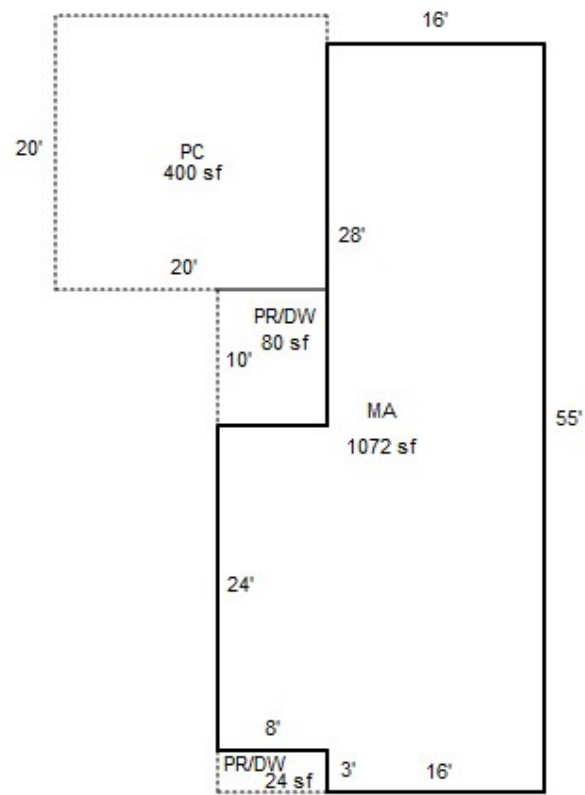
### COMMENT TABLE 3

TAGS L2

*Cycle L3*

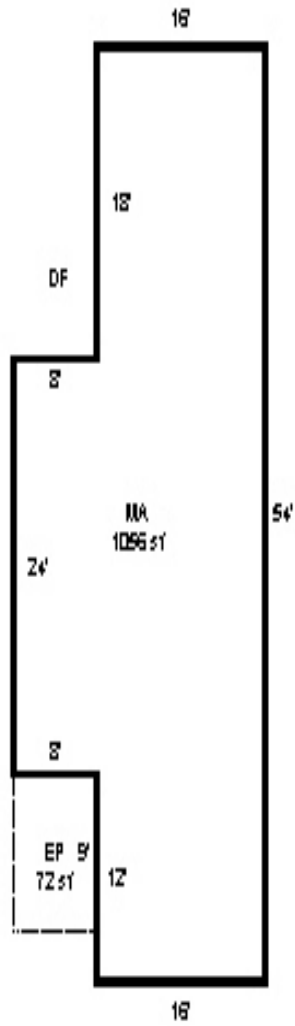
Net LIVABLE	cnt	1	(rounded)	1,072
Net BUILDING	cnt	2	(rounded)	1,160

R52570  
062W30DA06600  
SCALE=1:20



062W30DA06600

R52570

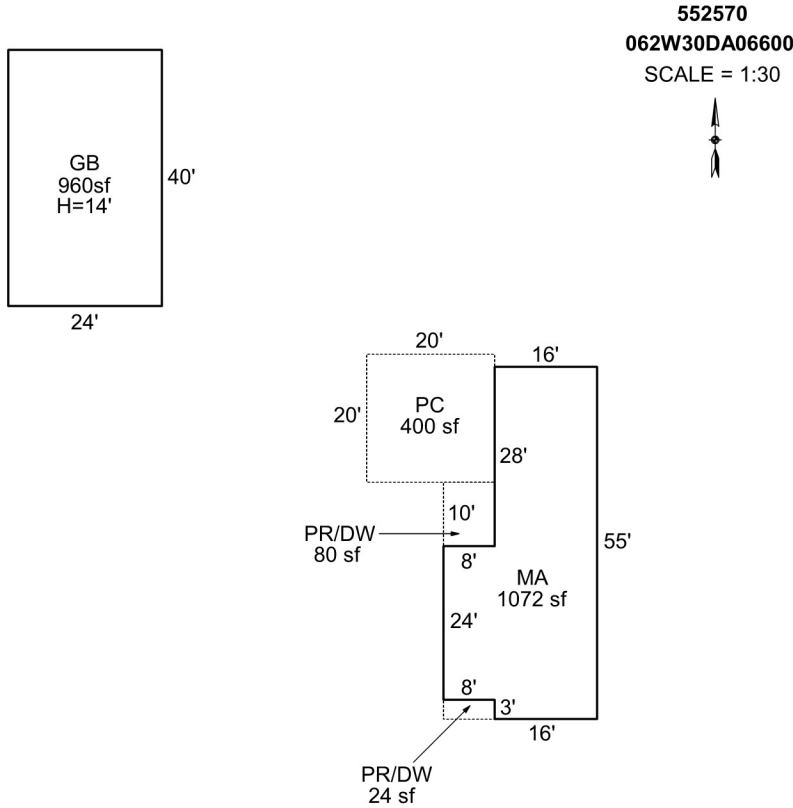


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 552570 Parcel No.: 062W30DA06600  
 Property Address: 4459 WEBB AV NE  
 City: SALEM County: 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	GB	1.0	960.0	128.0	960.0
GLA1	MA	1.0	1072.0	158.0	1072.0
P/P	PR/DW	1.0	80.0	36.0	
	PR/DW	1.0	24.0	22.0	
	PC	1.0	400.0	80.0	504.0

### COMMENT TABLE 1

APEXED BY NRC 05/11/2009  
 UPDATED BY JRONDEMA 3/20/19  
 UPDATED BY CJURAN 555-22-008342

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,072
Net BUILDING	cnt	1	(rounded)	960

**3-19-19**

**R52570 MA**







08/22/2011



08/22/2011



08/22/2011

R52570

30DA062W  
062W-30DA-06600 72571-220  
131 (411) 0-4H F21 024-00-21-4  
MID-VALLEY BROKERAGE INC  
<GAONA, FELIX & MARIA  
.18 ACRES  
LABISH VILLAGE LOT 10 BLK 9

4459 WEBB AV NE  
V0006P1525RC V0587P0384RC 07/27/95

R52570

BUILDING DIAGRAM AND OUTBUILDINGS

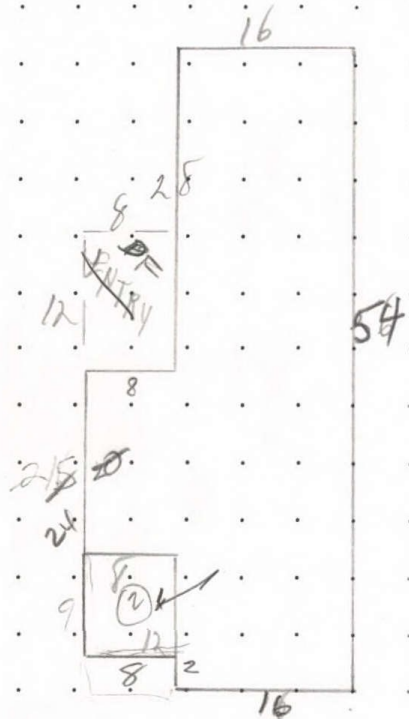
ACCT. NO. ~~6292-000~~ 72571-220

MAP NO. 30DA-6-2W

~~16 x 56 = 896~~

~~8 x 16 = 128~~

N 1024



4443 WERR

$(16 \times 54) + (8 \times 24) = 1056$

MEASUREMENT VERIFIED	REMARKS:
5-13-68 DATE	PECK BY
8-10-70	LEITH
	1024 verified
5-22-81	HAYLEN
	1024
12-10-87	76DN
1-17-96	22DL
10-20-05	9932
8-22-11	19 Sup
3-17-15	PC
	1056 NV. records

Built 1964  
1968 \$4950

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06600

File No R52570

SUBJECT

Property Address 4459 WEBB AV NE

City SALEM

State OR

Zip 97305

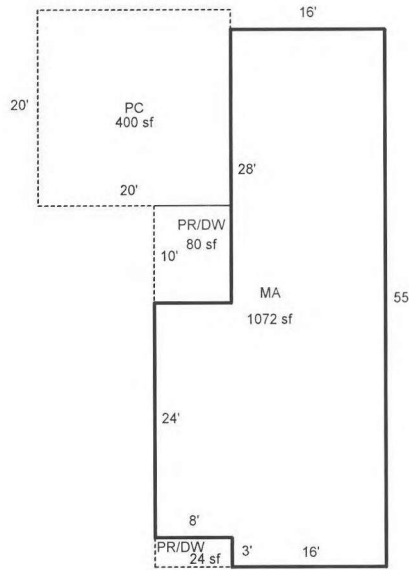
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R52570  
062W30DA06600  
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1072	158	1072
P/P	PR/DW	1.00	80	36	
	PR/DW	1.00	24	22	
	PC	1.00	400	80	504

Net LIVABLE Area (rounded w/ factors) 1072

### Comment Table 1

APEXED BY NRC 05/11/2009  
UPDATED BY JRONDEMA 3/20/19

### Comment Table 2

### Comment Table 3

R52570 062W30DA06600 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4459 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner SNOOK,AMY N

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

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

RMV Land: 68,490 RMV Imp: 61,010 RMV Total: 129,500 M50 Total: 93,660

Segment	EP						Land
Class	3						
Dim/Size	19x23 = 437						
Foundation	Post						
Exter Wall	Plywd						
Wall Height							
Inter Finish							
Roof Cover	Asmp						
Roof Style	Shed						
Flooring	Conc						
Plumbing							
Electric							
Misc.							
Yr Blt	2010						
Eff Yr	2010						
Cond.	A						
% Good							
% Comp							
Lump Sum							
Except.Code	<del>12RNEW</del>						

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RESIDENTIAL	030	0.19		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 9/14/11 Clerk Sue **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 9/14/11

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

R52570 062W30DA06600 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31  
 Situs Address 4459 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner SNOOK, AMY N

Notes: add new EP Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 61,010 RMV Total: 129,500 M50 Total: 93,660  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1056 Eff Area 1056  
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat ZONAL  
 Fireplace Inter. Comp: H&F;DW;DSP, Rng Bedrooms 2  
 Year Built 1964 Eff. Year Built 1990 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 56,740  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type EP Seg. # 1.2 Method: F;LS Class gone Area 24 Eff Area 24  
 Length 3 Width 8  
 Year Built Eff. Year Built: 1990 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 270  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg.Type Y13A Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1  
 Length Width  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 4,000  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Out Buildings**



R52570 062W30DA06600 Prop Class: 401 Prop Code: F31 Fran: 11 Appr #: 29 Date: 3-19-19

Situs Address 4459 WEBB AVE NE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner RAIMER,ANDY  Pictom Other: \_\_\_\_\_

RMV Land: 36,780 RMV Imps: 111,900 RMV Total: 148,680 M50 Total: 125,920 For: 2019-2020

Notes: \_\_\_\_\_ update Inv. YIS

**Seg: 1.1 MA RESIDENTIAL**

Method: R05 Roof Cover: ARCOMP Int Comp: H&F;DW;RNG Adj: RLCM3

Class: 3 Roof: \_\_\_\_\_

Area: 1056 Eff: 1056 Flooring: \_\_\_\_\_

Dimens: 1072 x 1072 Plumbing: BATH1 FA Electrical: \_\_\_\_\_ Qty: 3+

Found: \_\_\_\_\_ Heat/AC: ZONAL FA Bedrooms: 2 2000 % Comp: \_\_\_\_\_

Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1964 Eff: 1990 Adj: \_\_\_\_\_

AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_ RMV: 85,420

Exc Code: A A Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.2 Y13A RESIDENTIAL**

Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_ ✓

Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_

Area: 1 Eff: 1 Flooring: \_\_\_\_\_

Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ RMV: 8,550

AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: AC 20x20 / PR/PW 10x8 / PR-PW 8x3 L/S: \_\_\_\_\_

**Seg: 1.3 EP RESIDENTIAL**

Method: R05 Roof Cover: ARCOMP Int Comp: \_\_\_\_\_ Adj: RLCM3

Class: 3 Roof Style: SHED

Area: 437 Eff: 437 Flooring: CONC

Dimens: 19 x 23 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_

Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_

Ex Wall: PLYWD Fireplace: \_\_\_\_\_ Year: 2010 Eff: 2010 RMV: 17,930

AddFactor1: \_\_\_\_\_ AddFactor2: G-NE AddFactor3: \_\_\_\_\_

Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**3-19-19**  
**R52570 MA**





08/22/2011

R52570



08/22/2011

R 52570

EP

19 x 23



08/22/2011

R52570

GS N/V



ADK

R52570

O62W 30DA 6600

1-10-05



4459

1 17 '96