

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

Acct ID: 552542 MTL: 062W30DB03700 Date: 3/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4272 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131284 Year: 2024

Last Date Appraised: 02/08/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: ROMERO, ANTONIO MEJIA Roll Type: R

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

RMV Land: 83670 RMV Imp: 266980 RMV Total: 350650 MAV: 62860 MSAV: 0 SAV: 0

Comment:

update inv, Add new mp

Notations

No notation data available.

OSDs

INPUT GRH 05.30.24

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: 17-18: PER #29 REMOVE ECON & CHG OSD / 16-17: PER #90 ADD OSD FOR NEW RES AND ECON ADJ FOR NOISE FROM
 SANDBLASTING BUSINESS.// 65X117 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 141 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 1372 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 266980
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1372	3	FB-2	2015	2015	BATH - 2, KIT+, ROOF, HVAC+	Y N
Garage Attached	4	Finished	484	0	0	2015	2015	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2015	26784	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

341 mp 5 18x12 YR/EYB-2024
Avrg pckg New

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB03700

File No R52542

13
Imp 12

SUBJECT

Property Address 4272 DOVER AVE NE

City SALEM

County MARION

State OR

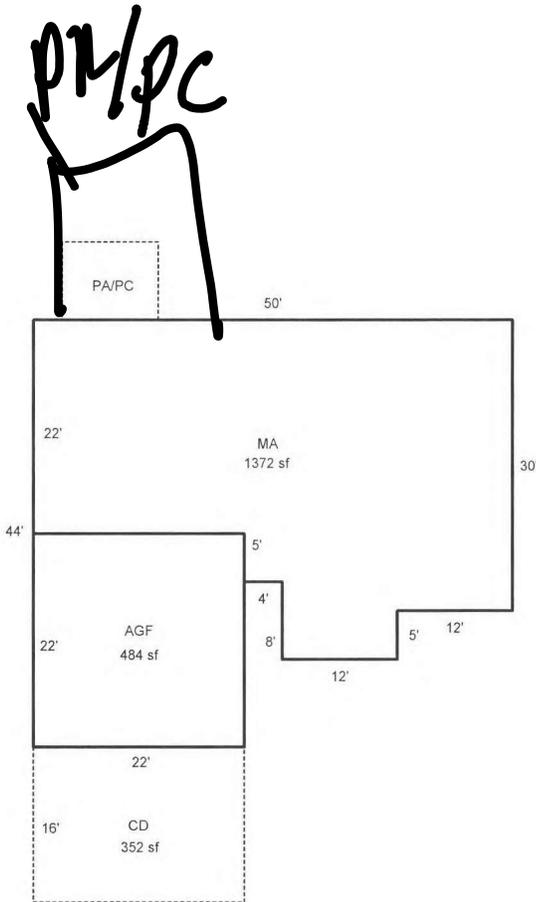
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R52542
 062W30DB03700
 SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1372	170	1372
GAR	AGF	1.00	484	88	484
P/P	CD	1.00	352	76	352

Comment Table 1

DRAWN BY JRONDEMA 9/15/15
 UPDATED BY JRONDEMA 9/8/16

Comment Table 2 Comment Table 3

GPH sketch Cycle 13

Net LIVABLE Area

(rounded w/ factors)

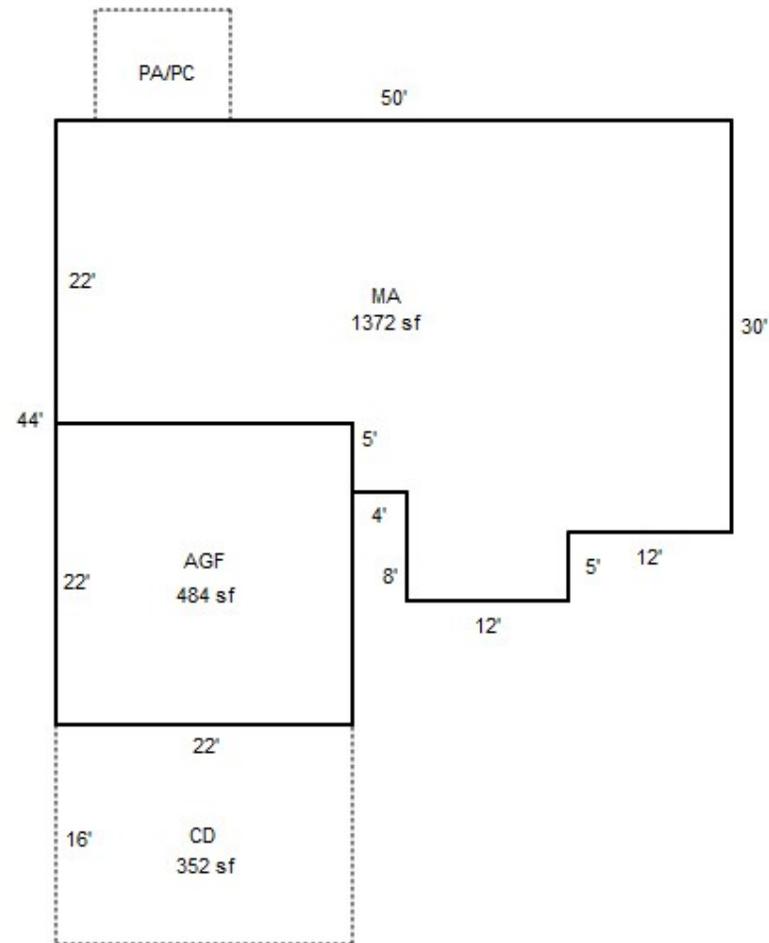
1372



MA AGF

R52542
062W30DB03700

SCALE=1:20





01/13/2016 R52542 MA



01/13/2016 R52542 MA rear

2-8-17



R52542

30DB062W
062W-30DB-03700

72570-940
024-00-21-4

130 (410) 0-4H

~~VANANTWERP, HOMER A & PATRICIA O~~

.17 ACRES
LABISH VILLAGE LOT 5 BLK 8

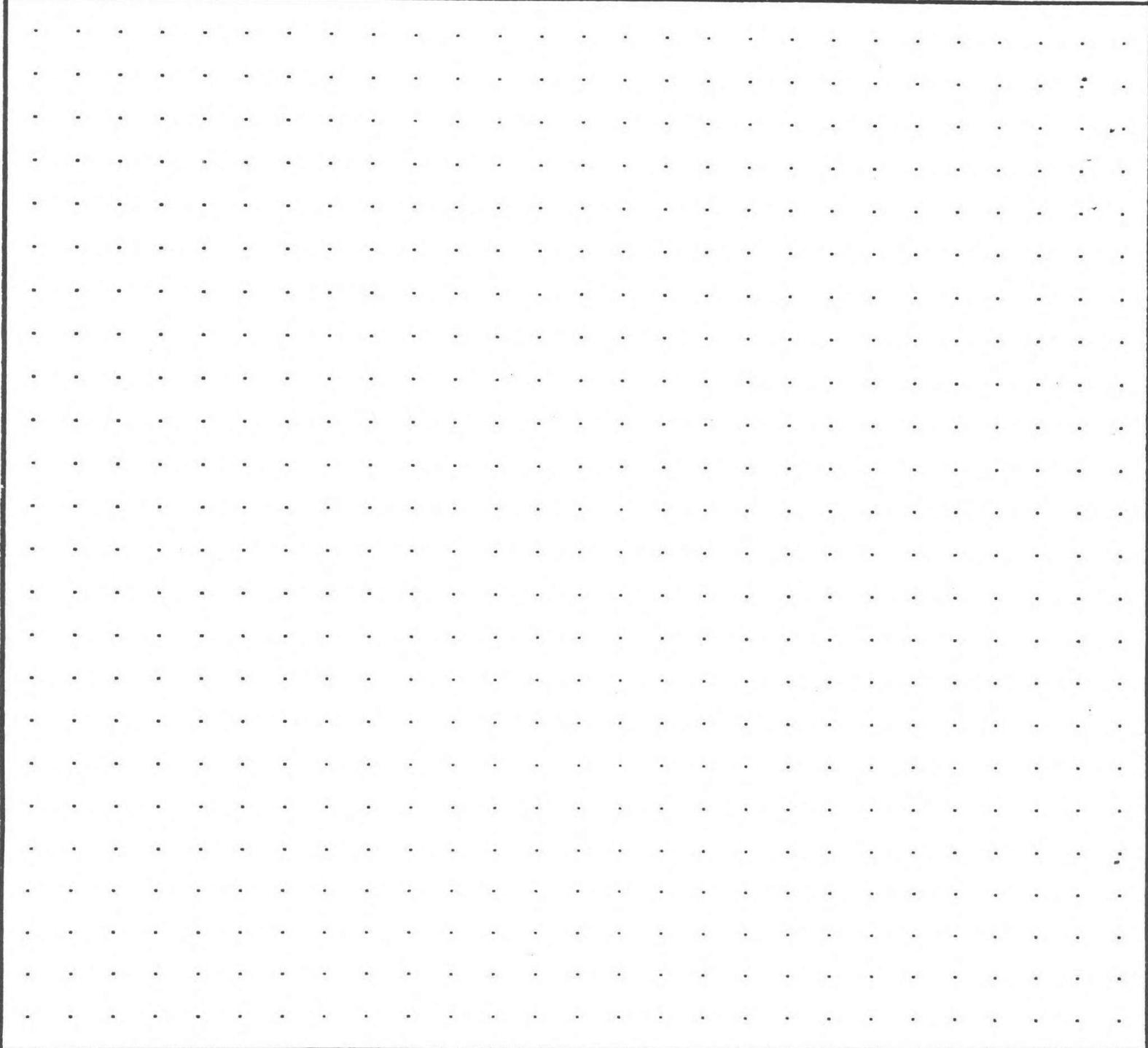
4272

~~4200 BLK~~ DOVER AV NE
V0038P1781RD

07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

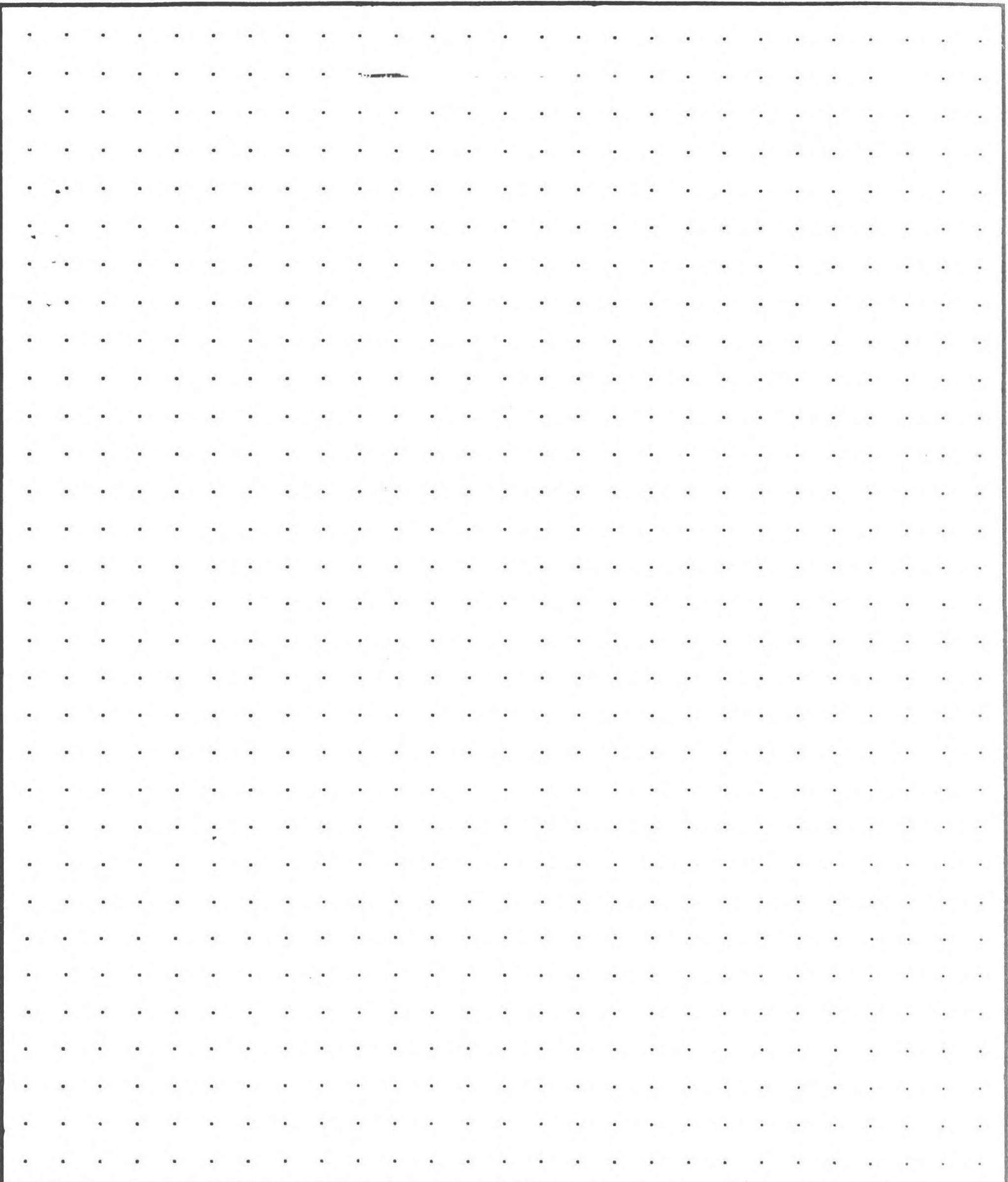
ACCT NO: RS2542 MAP NO: 062W30DB TAX LOT: 03700



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED		YR BLT:	ADDRESS:
DATE	BY	BUILDER:	
01/13/2016 9/6/16	KH 90 90	REMARKS: Per M&S + Pickens	



CALCULATIONS:

SCALE: 1" = 20'

R52542 062W30DB03700 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 4272 DOVER AV NE 97305 Franchise Code 102 Year For: 2017-2018

Owner YANEZ, ABIGAIL
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS

Notes: _____
 RMV Land: 27,680 RMV Imp: 82,440 RMV Total: 110,120 M50 Total: 76,490

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	ECON 90	REVIEW done to today
2	ON SITE DEVELOPMENT	OSDN:URB OSDA:URB		ECON 90	
Eff Acres		Companion Accounts			

Zone: RS

Date 2/10 Clerk Amy **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 OK 2/29 3-6-17

Reviewed by lead appraiser/comments 2/10/17 (31)

R52542 062W30DB03700 Appr #: 2 Date 2-8-17 Prop Class 401 Prop Code F41
 Situs Address 4272 DOVER AV NE 97305 Franchise Code 102 Year For: 2017-2018
 Owner YANEZ, ABIGAIL

Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: House Eco! House 0 100%

RMV Land: 27,680 RMV Imp: 82,440 RMV Total: 110,120 M50 Total: 76,490

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 4 Area 1372 Eff Area 1372
 Length Width Roof Cover ARCMP Plumbing BATH2 Heat HP
 Fireplace Inter. Comp: DW;H&F;RNG;DSP;MICRO Bedrooms 3
 Year Built 2015 Eff. Year Built 2015 Cond. P F A G E
 Adj Codes RLCM4; ~~COMPL;ECON~~ Qty ___ % Comp 100 Func ___ Econ ___ RMV: 67,240
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGF RESIDENTIAL Seg. # 1.2 Method: R05 Class 4 Area 484 Eff Area 484
 Length 22 Width 22 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 2015 Eff. Year Built 2015 Cond. P F A G E
 Adj Codes RLCM4; ~~COMPL;ECON~~ Qty ___ % Comp 100 Func ___ Econ ___ RMV: 15,200
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements
add - Y I 4 A - NEW

Out Buildings

R52542 062W30DB03700 Appr #: 19 Date 8-17-11 Prop Class 400 Prop Code
Situs Address 4200 BLK DOVER AV NE Franchise Code 19 Year For: 2011-2012
Owner VANANTWERP,PATRICIA O

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 34,490 RMV Imp: 0 RMV Total: 34,490 M50 Total: 8,780

Accessory Improvements

Out Buildings

ID# R52542
 MTL 062W30DB03700
 APP# 90 DATE 1/13/2016

PROP CLASS 401
 PROP CODE F41
 SITUS 4272 Dover Ave NE 97305

Segment MA Class 4 Area 1372
 Eff. Area _____
 Roof Cover arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing BATHZ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
Rng Oven d/s Crng Trash
 Bedrooms 3
 Yr blt 2015 Eff yr 2015
 Condition P F A G E %Good _____ Qlty _____
 %Comp 66 Func _____ Econ _____
 Except Code NEW Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover _____ arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qlty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover _____ arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qlty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comment _____

Segment _____ Class _____ Area _____
 Eff. Area _____
 Roof Cover _____ arcmp bltup comp i/shake metal
 roll shake t/clay t/conc wood
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal
 Fireplace Dbl e/p Hrth e/p Prefb e/p
 Sgl e/p Zerocl
 Inter Comp Cktp e/p Dsp DW H&F Micro
 Rng Oven d/s Crng Trash
 Bedrooms _____
 Yr blt _____ Eff yr _____
 Condition P F A G E %Good _____ Qlty _____
 %Comp _____ Func _____ Econ _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment	<u>AGF</u>					<u>OSDN.URB</u>	<u>LAND</u>
Class	<u>4</u>						
Dim/Size	<u>22x22</u>						
Foundation							
Exter Wall							
Inter Finish							
Roof Cover	<u>ARCMP</u>						
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt	<u>2015</u>					<u>2015</u>	
Eff Yr	<u>2015</u>					<u>2015</u>	
Cond.	<u>A</u>					<u>A</u>	
% Good							
% Comp	<u>66</u>					<u>100</u>	
Lump Sum							
Excep. Code	<u>NEW</u>					<u>OSD</u>	

Vaulted Great Rm

Laminate in Kitch, Dining Foyer

Vinyl in Laundry Rm / Bath

Double Vanity

R52542 062W30DB03700 Appr #: 90 Date 9/6/2016 Prop Class 401 Prop Code F41
 Situs Address 4272 DOVER AV NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner YANEZ, ABIGAIL *Per MLS and Pickering*

Tags Cycle **Sales Verification** Other: _____
 Notes: *Will add more value on 2017 Tag.*

RMV Land: **27,680** RMV Imp: **80,600** RMV Total: **108,280** M50 Total: **99,750**

Seg.Type MA RESIDENTIAL Seg. # **1.1** Method: R05 Class 4 Area 1372 Eff Area 1372
 Length Width Roof Cover ARCMP Plumbing BATH2 Heat **ZONAL NP**
 Fireplace Inter. Comp: DW;H&F;RNG, **MICRO, DSP** Bedrooms 3
 Year Built 2015 Eff. Year Built 2015 Cond. P F A G E
 Adj Codes RLCM4;COMPL;ECON Qty ___ % Comp ___ Func ___ Econ ___ RMV: 65,400
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF RESIDENTIAL Seg. # **1.2** Method: R05 Class 4 Area 484 Eff Area 484
 Length 22 Width 22 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 2015 Eff. Year Built 2015 Cond. P F A G E
 Adj Codes RLCM4;COMPL;ECON Qty ___ % Comp ___ Func ___ Econ ___ RMV: 15,200
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Out Buildings

R52542 062W30DB03700 Appr #: _____ Date _____ Prop Class 401 Prop Code F41
 Situs Address 4272 DOVER AV NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner YANEZ, ABIGAIL

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 27,680 RMV Imp: 80,600 RMV Total: 108,280 M50 Total: 99,750

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	0.17	✓ECON 90	
2	ON SITE DEVELOPMENT	✓OSDN.URB		ECON 90	OSD

Eff Acres Companion Accounts

Zone: RS

Date 9/8 Clerk Amy 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 90 9/8/16

Reviewed by lead appraiser/comments 9/7/16 (31)

R52542 062W30DB03700 Appr #: KH 90 Date 01/13/2016 Prop Class 400 Prop Code
Situs Address 4272 DOVER AV NE 97305 Franchise Code 90 Year For: 2016-2017
Owner SCHWEIGER, JORDAN

Tags Cycle 66% Sales Verification Other: _____

Notes: Add new residence at 70% complete. Re-TAG for 1/1/2017 for completion and to

RMV Land: 20,750 RMV Imp: 0 RMV Total: 20,750 M50 Total: 10,150

add YI and landscaping.

Accessory Improvements

Out Buildings

R52542 062W30DB03700 Appr #: _____ Date _____ Prop Class 400 Prop Code
 Situs Address 4272 DOVER AV NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner SCHWEIGER, JORDAN

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 20,750 RMV Imp: 0 RMV Total: 20,750 M50 Total: 10,150

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	ECON Adj 90%*	

Eff Acres Companion Accounts

Zone: RS

Date 2/8/16 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 KN 90 2/11/2016

Reviewed by lead appraiser/comments 2/4/16 (31)

* Noisy w/ sand blasting business nearby and PDX Rd.

Percent Complete Form

Account #

R52542

Additions

New Homes

No Basement

Basement

% Item % Sum			% Item % Sum		% Item % Sum	
3%	3%	Plans/Survey	3%	3%	3%	3%
2%	5%	Excavation	2%	5%	4%	7%
3%	8%	Foundation	3%	8%	10%	17%
35%	43%	Framing	14%	22%	16%	33%
8%	51%	Trusses	7%	29%	7%	40%
7%	58%	Roofing	7%	36%	7%	47%
7%	65%	Windows/Ext Doors	7%	43%	6%	53%
5%	70%	Siding	5%	48%	5%	58%
4%	74%	Plumbing Rough-In	4%	52%	3%	61%
3%	77%	Electrical Rough-In	3%	55%	2%	63%
2%	79%	Heating Rough-In	2%	57%	1%	64%
		Heating Unit	1%	58%	1%	65%
3%	82%	Insulation	3%	61%	2%	67%
5%	87%	Drywall (finished)	<u>5%</u>	<u>66%</u>	4%	71%
2%	89%	Paint Interior	2%	68%	2%	73%
2%	91%	Paint Exterior	2%	70%	2%	75%
		Cabinets	6%	76%	5%	80%
2%	93%	Electrical Fixtures	3%	79%	2%	82%
2%	95%	Plumbing Fixtures	4%	83%	3%	85%
3%	98%	Floor Coverings & Countertops	7%	90%	6%	92%
2%	100%	Interior Trim Carpentry	7%	97%	6%	97%
		Porch/Entry/Stoop	2%	99%	2%	99%
		Finish Grade	1%	100%	1%	100%

APPR <u>KW 90</u>	DATE <u>1/13/16</u>	YR FOR <u>16 - 17</u>	% COMP <u>66</u>
APPR <u>JL 01</u>	DATE <u>2-8-17</u>	YR FOR <u>17 - 18</u>	% COMP <u>70</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____

Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.



01/13/2016 R52542 MA rear

0664



01/13/2016 R52542 MA

2-8-17





APR 1962

01425



1 16 '96

62w 30 0B 3600



R 52543 10-19-05



08/17/2011

R52543

rear of garage & res.



08/17/2011

R52543