

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

Acct ID: 552543 MTL: 062W30DB03600 Date: 5/16/24 Appr: GMH Prop Class: 401 RMV Prop Class: 401
Situs: 4292 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131285 Year: 2024

Last Date Appraised: 11/17/2015 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: SEXTON, KATIE JOHANNA Roll Type: R

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

RMV Land: 81990 RMV Imp: 150670 RMV Total: 232660 MA: 120750 MSAV: 0 SAV: 0

Comment:

Update inv

Notations

No notation data available.

INPUT GRH 05.30.24

OSDs

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

Land

Site: 1 Code Area: 92411 Size: 6970 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 66990 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 60X117 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1946 Eff Year Blt: 1980 Sq.Ft: 1272 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 150670
 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
First Floor	3	Finished	1272	2	FB-1	1946	1980	BATH - 1, KIT+, ROOF, HVAC	Y N
Garage Attached	3	Unfinished	252	0	0	1956	1956	ROOF	Y N
Carport Attached	3	Unfinished	216	0	0	1956	1956	ROOF	Y N

Match floor, updates are similar - 1980

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1980	13225	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

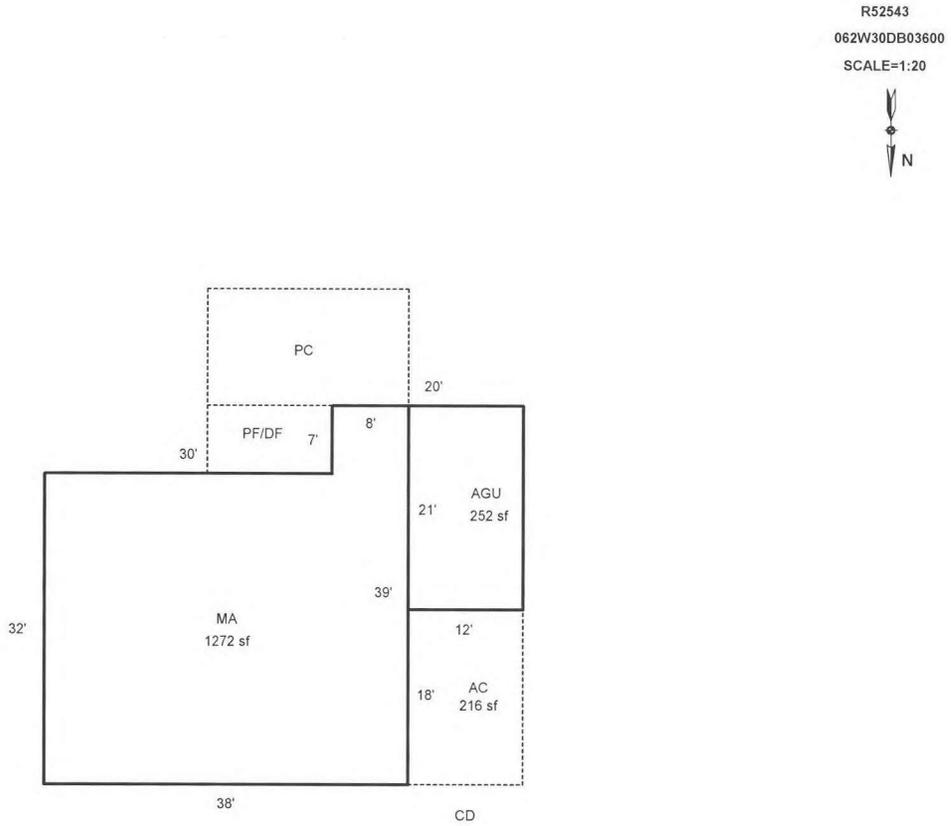
SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB03600

File No R52543

SUBJECT	Property Address 4292 DOVER AV NE
	City SALEM County MARION State OR Zip 97305
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 12/10/15	
	GLA1	MA	1.00	1272	154	1272		
	GAR	AC	1.00	216	60			
	AGU	1.00	252	66	468			
Net LIVABLE Area (rounded w/ factors)						1272	Comment Table 2	Comment Table 3

GPA sketch Cycle 23

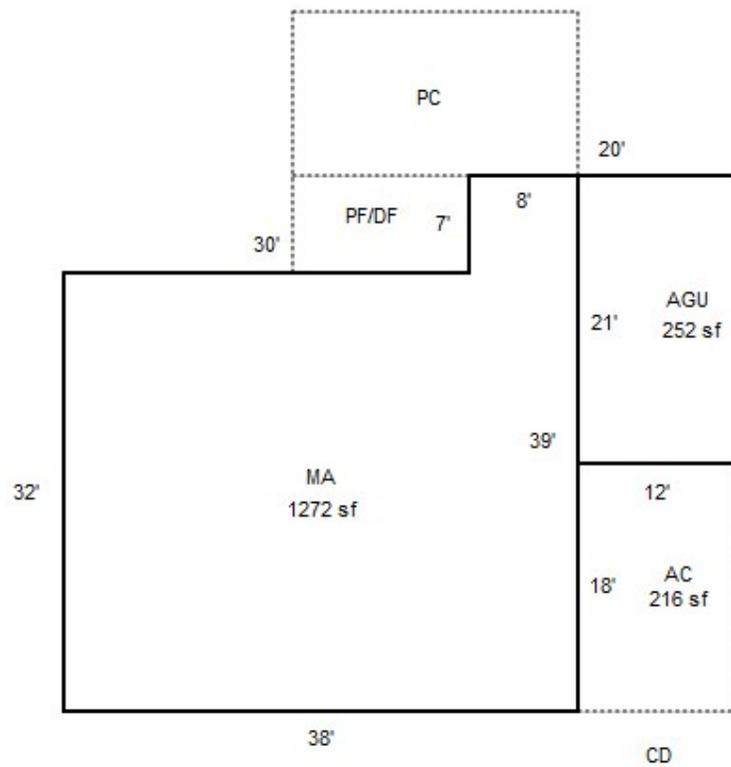


MA AC AGU



MA

R52543
062W30DB03600
SCALE=1:20



R52543

30DB062W
062W-30DB-03600 72570-950
131 (411) 0-4H F31 024-00-21-4
~~VANANTWERP, HOMER A & PATRICIA O~~

.16 ACRES
LABISH VILLAGE LOT 6 BLK 8

4292 DOVER AV NE
V0038P1781RD

07/27/95

R52543

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

6265-000 72570-950

MAP NO.

30DB-6-2W

1sty (32 x 38) 1216



4292 DOVER AVE

MEASUREMENT VERIFIED		REMARKS:
2-28-67	HOLSTAD	1254
10-25-70	LEITH	1216
12-8-87	76DN	
1-16-96	J422	
8-17-11	19 Sue	

Built 1946

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52543 062W30DB03600

Imp 1 Of 1

Owners Name: VANANTWERP,PATRICIA O

Nbhd:LE.RUR

Living Area/Value : 1,216 / \$39,790

- 1. Type Imp : R
 - 2. Description : RESIDENTIAL
 - 3. Bldg Type :
 - 4. Cmplx/Bldg :
 - 5. M/S Zip Code:
 - 6. Comment : 2011-12: CYCLE WORK BY #19- EP NOW PART OF LIVING AREA;CHG EYB
- 7. Appr Method : C Cost Value
 - 8. Cost Value : \$54,540
 - 9. Income Value: \$0
 - 10. Trend Adj% : 100.00%
- RMV Imprv: \$54,540

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1216+	R05	\$39,790
S2	AGU - ATTACHED GARAGE, UN	3	252	R05	\$7,410
S3	AC - ATTACHED CARPORT	3	216	R05	\$2,940
S4	EP - ENCLOSED PORCH		56	F;LS	\$400

Enter 'C' To Display Remaining Improvement Segments

T-Trend	CM-Comment	S*-Add Seg	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: ___

R52543 062W30DB03600 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31
 Situs Address 4292 DOVER AV NE KH 90 11/17/15 Franchise Code 19 Year For: 2011-2012
 Owner VANANTWERP, PATRICIA O

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490	RMV Imp: 59,370	RMV Total: 127,860	M50 Total: 82,290			
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1216	Eff Area 1216	
Length	Width	Roof Cover COMP	Plumbing BATH1	1272	Heat BB 1272	
Fireplace	Inter. Comp: H&F, Rng, DW, DSD			Bedrooms 2		
Year Built 1946	Eff. Year Built 1946 1953	Cond. P F (A) G E				
Adj Codes RLCM3;R3;QLTY	1980	Qty 3	% Comp	Func	Econ	RMV: 43,630
Lump Sum	Except Code/Year	12RMV/mur	Comments well maintained, no external updates			
Seg.Type AGU	Seg. # 1.2	Method: R05	Class 3	Area 252	Eff Area 252	
Length 21	Width 12	Roof Cover COMP	Plumbing	Heat		
Fireplace	Inter. Comp:			Bedrooms		
Year Built 1956	Eff. Year Built 1956 1953	Cond. P F (A) G E				
Adj Codes RLCM3	Qty 3	% Comp	Func	Econ	RMV: 8,120	
Lump Sum	Except Code/Year	Comments				

Accessory Improvements

Seg.Type AC	Seg. # 1.3	Method: R05	Class 3	Area 216	Eff Area 216	
Length 18	Width 12					
Year Built 1956	Eff. Year Built: 1956	Cond. P F (A) G E		% Comp	Econ	RMV: 3,220
Lump Sum	Except Code/Year	Comments				
Seg.Type EP	Seg. # 1.4	Method: F;LS	Class	Area 56	Eff Area 56	
Length 8	Width 7					
Year Built	Eff. Year Built:	Cond. P F A G E		% Comp	Econ	RMV: 400
Lump Sum	Except Code/Year	12RMV/mur	Comments Part of house			
Seg.Type Y13A	Seg. # 1.5	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

Appraiser notes
 EYB 1980 - new exterior since bth, interior - new floors, bath, part of kitchen

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Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 59,370 RMV Total: 127,860 M50 Total: 82,290

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	0.16		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date 9-8-11 Clerk Jane

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 9/12/11
- Reviewed by lead appraiser/comments _____