

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GPH** Print Date: _____

1/25/2024

Acct ID: 552544 MTL: 062W30DB03500 Date: **S/16/24 GPH** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401
Situs: 4302 DOVER AVE NE SALEM OR 97303 MaSaNh: 04 06 001 Unit: 131286 Year: 2024

Last Date Appraised: 11/27/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: COBOS, RUPERTO C & COBOS, CATALINA J

Roll Type: R

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

AV: 115000

RMV Land: 83670 RMV Imp: 146770 RMV Total: 230440 MAV: 115000 MSAV: 0

SAV: 0

Comment:

no changes

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: 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: 65X117; ORIG VAL = 26950 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 107 Year Blt: Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 9020
 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
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS FAIR	3	1	2016	9021	1

Exception: Y N

Bldg: 2 Code Area: 92411 Stat Class: 131 + Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1040 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 137750
 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
First Floor	3 +	Finished	1040	3	FB-2	2016	2016	BATH - 2, KIT-, ROOF, HVAC

Exception: Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MA

SKETCH/AREA TABLE ADDENDUM

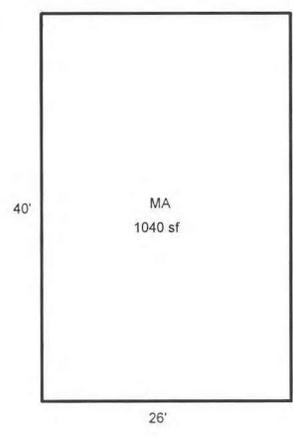
Parcel No 062W30DB03500

File No R52544

SUBJECT	Property Address 4302 DOVER AV NE
	City SALEM County MARION State OR Zip 97303
	Owner
	Client
	Appraiser Name

mp
NI
12
10

R52544
062W30DB03500
SCALE=1:20
N



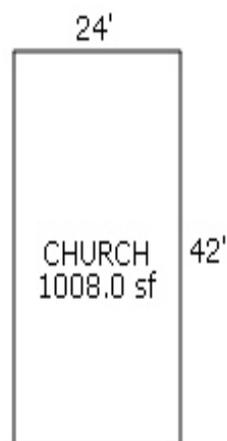
IMPROVEMENTS SKETCH

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.00	1040.00	132.0	1040.00	Apex 8/18/2011 Jane UPDATED BY JRONDEMA 6/2/16	
						Comment Table 2	Comment Table 3
						<i>2 19 2017</i> GRHS/16/24 Cycle 13	
Net LIVABLE Area (rounded w/ factors)					1040		

AREA CALCULATIONS

R52544
062W 30DB 03500





Church of Christ
4307 Olive Ave. S.E.
Worship at 10:00 A.M. & 7:00 P.M.

Worship at
10:00 A.M. & 7:00 P.M.





11-27-17

R52544_MA



R52544

30DB062W
062W-30DB-03500

72570-960
024-00-21-4

R20 (910) 0-4H

DOVER AVENUE CHURCH OF CHRIST

.17 ACRES

LABISH VILLAGE LOT 7 BLK 8

E84-38

EXEMPT VALUE 17,200

4302 DOVER AV NE

V0337P1101RD

07/27/95

72570-960

0-000-49251-01101-000
BUILDING DIAGRAM AND OUTBUILDINGS

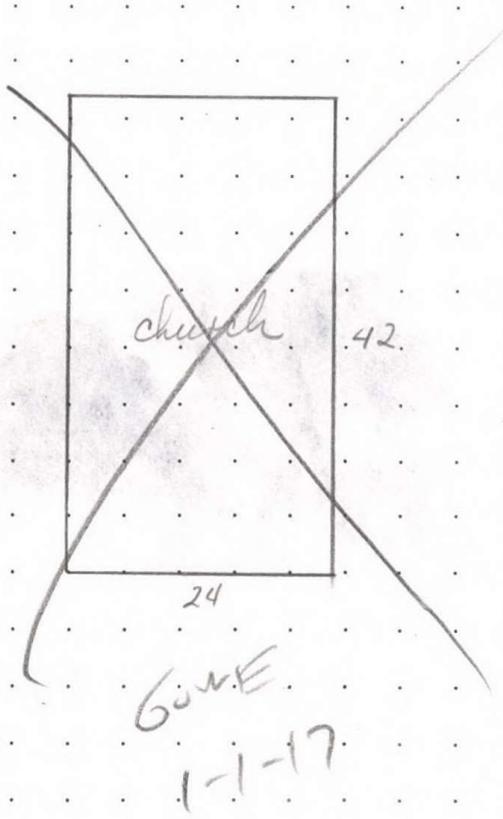
ACCT. NO.

~~6266-000~~
R52544

MAP NO.

30DB-6-2W

R52544



4302 DOVER AVE NE, LABISH

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
11-8-74	Ben	1008
12-8-87	76DN	
1-22-96	K/22	
11-29-17	J-25	

R52544 062W30DB03500 Appr #: _____ Date _____ Prop Class F20 Prop Code R21
 Situs Address 4302 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner DOVER AVENUE CHURCH OF CHRIST

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 49,490 RMV Imp: 34,150 RMV Total: 83,640 M50 Total: 0

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		
2	ON SITE DEVELOPMENT	OSDA.URB			

Eff Acres Companion Accounts

Date 8/23/11 Clerk Jane **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 8/25/11

Reviewed by lead appraiser/comments _____

R52544 062W30DB03500 Appr #: 19 Date 8-17-11 Prop Class F20 Prop Code R21
 Situs Address 4302 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner DOVER AVENUE CHURCH OF CHRIST

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 49,490	RMV Imp: 34,150	RMV Total: 83,640	M50 Total: 0			
Seg.Type MA	Seg. # 2.1	Method: R05	Class 2	Area 1008	Eff Area 1008	
Length 42	Width 24	Roof Cover COMP	Plumbing BATH1		Heat ST	
Fireplace		Inter. Comp:			Bedrooms 1	
Year Built 1935	Eff. Year Built 1935		Cond. P F A G E			
Adj Codes RLCM2;R2+QLTY		Qty _____	% Comp _____	Func _____	Econ _____	RMV: 34,150
Lump Sum _____	Except Code/Year _____	Comments _____				

Accessory Improvements

Seg.Type FN	Seg. # 1.1	Method: F;N	Class	Area	Eff Area 0
Length	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp _____	Econ _____	RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____			

Out Buildings

WIC

R52544 062W30DB03500 Appr #: _____ Date _____ Prop Class 401 Prop Code F21
 Situs Address 4302 DOVER AV NE 97303 Franchise Code 102 Year For: 2017-2018
 Owner COBOS,RUPERTO C &
 Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS
 Notes: _____

RMV Land: 35,750 RMV Imp: 34,890 RMV Total: 70,640 M50 Total: 55,570

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		
2	ON SITE DEVELOPMENT	OSDA.URB			

Eff Acres Companion Accounts

Zone: RS

Date 2/13 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 6A for 29 3-6-17
 Reviewed by lead appraiser/comments 2/10/17 (31)

R52544 062W30DB03500 Appr #: 25 Date 2-8-17 Prop Class 401 Prop Code F21
Situs Address 4302 DOVER AV NE 97303 Franchise Code 102 Year For: 2017-2018

Owner COBOS, RUPERTO C &

Tags Cycle Sales Verification Other: _____ TTO LCB Insp. Pictom. MLS 1-1-18
Notes: Check COME 1 Page of 60%

RMV Land: 35,750 RMV Imp: 34,890 RMV Total: 70,640 M50 Total: 55,570

Seg.Type MA	RESIDENTIAL	Seg. # 2.1	Method: R05	Class 2	Area 1008	Eff Area 1008
Length 42	Width 24	Roof Cover COMP	Plumbing BATH1			Heat ST
Fireplace		Inter. Comp:				Bedrooms 1
Year Built 1935	Eff. Year Built 1935		Cond. P F A G E			
Adj Codes RLCM2;R2+QLTY		Qty ___ % Comp ___	Func ___	Econ ___		RMV: 34,890
Lump Sum _____	Except Code/Year _____	Comments _____			<u>60%</u>	

Accessory Improvements

Seg.Type FN	FENCE	Seg. # 1.1	Method: F;N	Class	Area	Eff Area 0
Length	Width	Foundation	Ex. Wall		Roof Cover	
Roof Style		Floor	Plumbing			
Year Built	Eff. Year Built:		Cond. P F A G E	% Comp ___	Econ ___	RMV: 0
Lump Sum _____	Except Code/Year _____	Comments _____				

Out Buildings

R52544 062W30DB03500 Prop Class: 401 Prop Code: F31 Fran: 102 Appr #: 29 Date: 11-27-17
 Situs Address 4302 DOVER AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner COBOS,RUPERTO C & Pictom Other: _____

RMV Land: 36,780 RMV Imps: 54,150 RMV Total: 90,930 M50 Total: 66,950 For: 2017-2018

Notes: _____ *Bring House to 100%*

Seg: 2.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: DW Adj: RLCM3;R3+QLTY;CO
 Class: 3 Roof: MPL
 Area: 1040 Eff 1040 Flooring:
 Dimens: x Plumbing: BATH2 Electrical: % Comp: 100%
 Found: Heat/AC: FA Bedrooms: 3 Func: _____
 Ex Wall: MAS Fireplace: Year: 2016 Eff: 2016 RMV: 54,150
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.1 FN FENCE
 Method: F;N Roof Cover: _____ Int Comp: _____ Adj: ✓
 Class: Roof Style: _____
 Area: Eff: 0 Flooring: _____
 Dimens: x Plumbing: _____ Electrical: % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 0
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Y I 3 F

401

#90

Assessor Monthly Issued Permit Report

For 5/1/2016 to 5/31/2016

PERMIT#: 555-16-002677-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 4/14/2016
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 5/2/2016
CATEGORY: Comprehensive EXPIRES: 10/29/2016

OFFICE: MC
PARCEL#: 062W30DB03500 R52544
ACRES: 0.18
SUBDIV: LABISH VILLAGE
LOT/BLOCK: 7 / 8
ADDRESS: 4302 DOVER AVE NE SALEM, OR 97303

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	COBOS,RUPERTO C	4301 WEBB AV NE SALEM, OR 97305	503 881-8854
OWNER	COBOS,RUPERTO C		
PRIMARY CONTACT	COBOS,RUPERTO C	4301 WEBB AV NE SALEM, OR 97305	503 881-8854

CONST CAT: Single Family Dwelling
WORK TYPE: New
WORK DESC: REPL CHURCH W/NSFD 3BDRM / 2 BATH
VALUATION: \$118,227.36
STORIES: 0
BATHS: 2 KITCHENS: 1

SQUARE FEET

HABITABLE:
EXISTING:
NEW:

TOTAL SQ. FT.: 1040

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	1040 Sq Ft
U Utility, misc. - half rate	VB	48 Sq Ft

Percent Complete Form

Account # RS2544

Additions		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	3%	3%	3%	3%	3%
2%	5%	2%	5%	4%	7%
3%	8%	3%	8%	10%	17%
35%	43%	14%	22%	16%	33%
8%	51%	7%	29%	7%	40%
7%	58%	7%	36%	7%	47%
7%	65%	7%	43%	6%	53%
5%	70%	5%	48%	5%	58%
4%	74%	4%	52%	3%	61%
3%	77%	3%	55%	2%	63%
2%	79%	2%	57%	1%	64%
		1%	58%	1%	65%
3%	82%	3%	61%	2%	67%
5%	87%	5%	66%	4%	71%
2%	89%	2%	68%	2%	73%
2%	91%	2%	70%	2%	75%
		6%	76%	5%	80%
2%	93%	3%	79%	2%	82%
2%	95%	4%	83%	3%	85%
3%	98%				
		7%	90%	6%	92%
2%	100%	7%	97%	6%	97%
		2%	99%	2%	99%
		1%	100%	1%	100%

APPR <u>29</u>	DATE <u>5-8-17</u>	YR FOR <u>17-18</u>	% COMP <u>60%</u>
APPR <u>2-</u>	DATE <u>11-2-17</u>	YR FOR <u>18-19</u>	% COMP <u>100%</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____

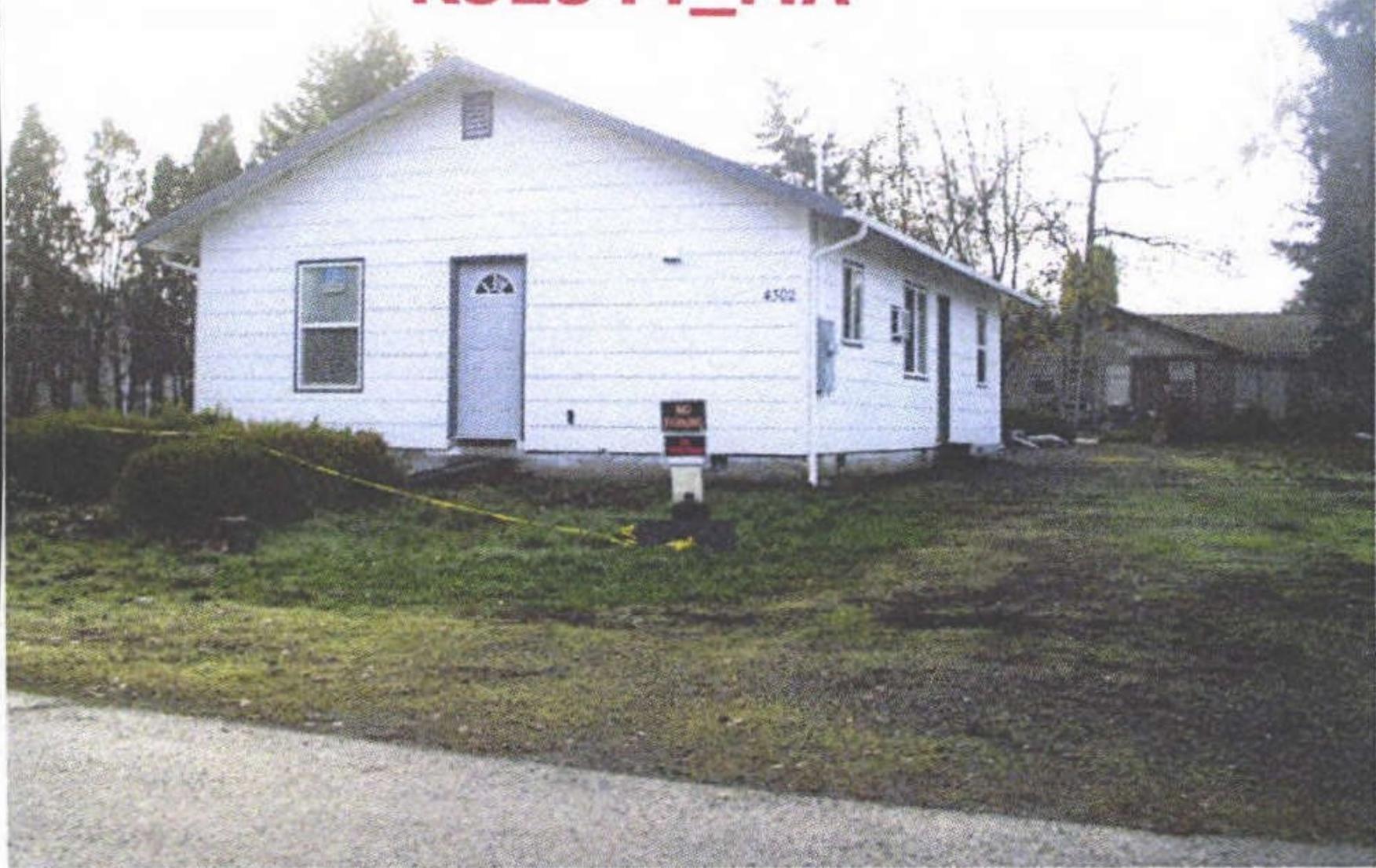
Appraiser discretion will be used to determine % complete.
Remember this is merely a guide.



APR 1962

11-27-17

R52544_MA



MAE 600

2-8-17



MAE 600

2-8-17

