

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

Acct ID: 552546 MTL: 062W30DB03300 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
Situs: 4332 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131288 Year: 2024

Last Date Appraised: 08/17/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: VALDOVINOS, FRANCISCO J & GARCIA, NAYELI M Roll Type: R  
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 95130  
RMV Land: 83670 RMV Imp: 73420 RMV Total: 157090 MAV: 95130 MSAV: 0 SAV: 0  
Comment:

update inv

Notations

No notation data available.

INPUT GRH 5.30.24

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 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 31 Year Blt: 1920 Eff Year Blt: 1976 Sq.Ft: 870 % Complete: 100  
Desc: One Story Only BYB: updated paint Dimensions: RMV: 69580  
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	870	2	FB-1	1920	1976	BATH - 1, KIT-, ROOF, HVAC	Y N

Accessories

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

ADD YI'S 3 FAIR AS I/O

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 351 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 672 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: 28x24 RMV: 3840  
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	6	Finished	672	0	0	1960	1960	FAIR	Y N

Accessories

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No R52546

File No 062W30DB03300

SUBJECT

Property Address 4332 Dover Ave NE

City Salem

State OR

Zip 97305

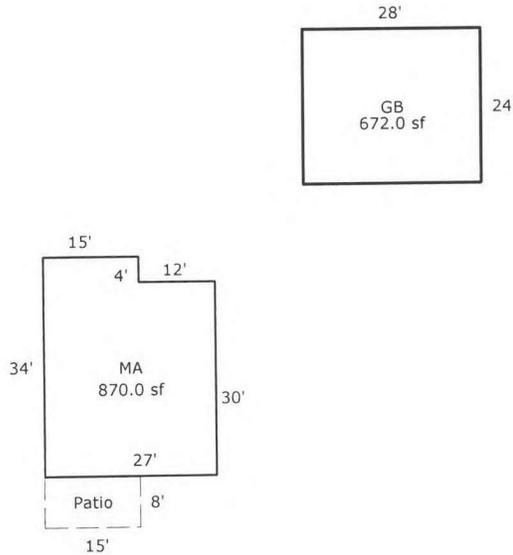
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R52546  
062W 30DB03300  
N  
↓



Scale: 1 = 30

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	870.0	122.0	870.0
GBA1	GB	1.00	672.0	104.0	672.0
P/P	Patio	1.00	120.0	46.0	120.0

Net LIVABLE Area	(rounded w/ factors)	870
Net BUILDING Area	(rounded w/ factors)	672

#### Comment Table 1

Apex 10/11/2011 Jane

#### Comment Table 2

GRH 05.16.24

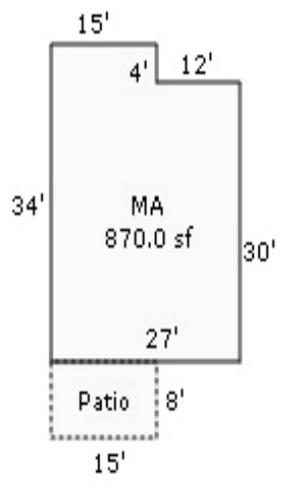
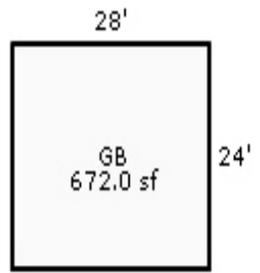
#### Comment Table 3

CYCLE L3



MA GB

R52546  
062W 30DB03300



RS2546

30DB062W  
062W-30DB-03300 72570-980  
131 (411) 0-4H F31 024-00-21-4  
COBOS, FRANK C & SHARON D

.17 ACRES  
LABISH VILLAGE LOT 9 BLK 8

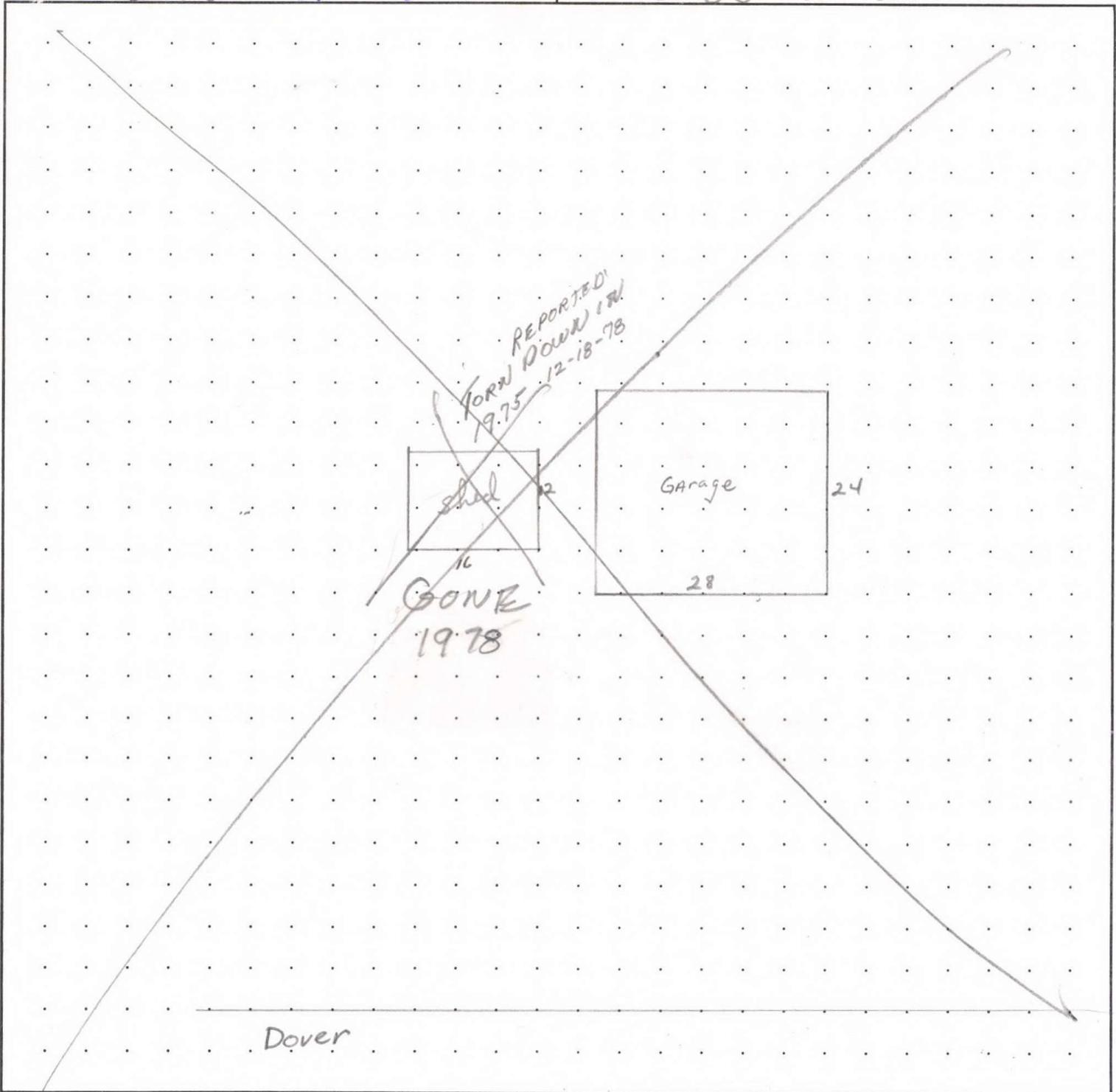
4332 DOVER AV NE  
V0661P0582DE

07/27/95

0-000-49251-01121-000  
BUILDING DIAGRAM AND OUTBUILDINGS

NO. 6268 72570-980

MAP NO. 30DB-6-2W



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	

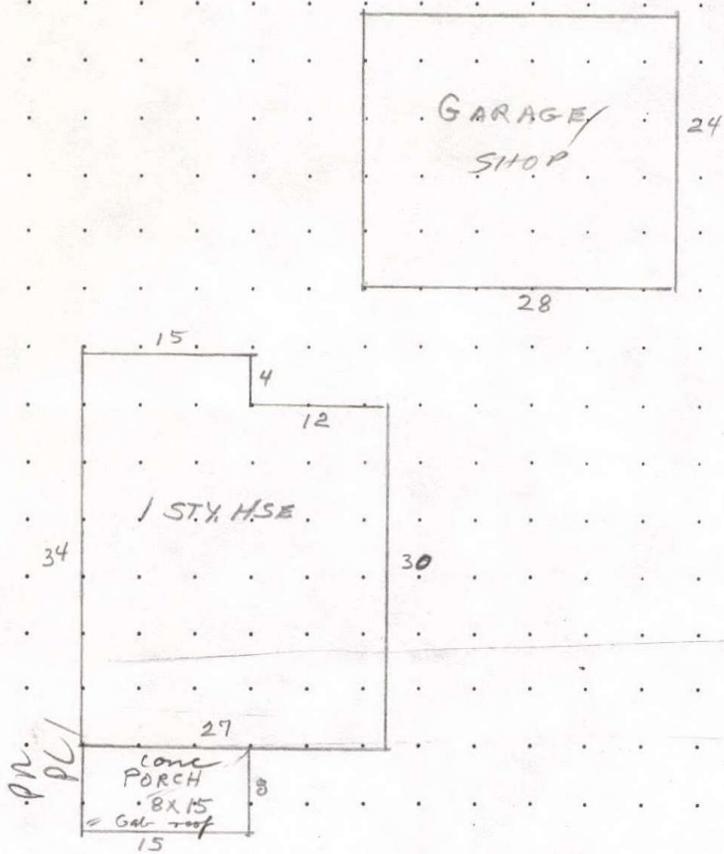
R52546

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72570-980

(6268-000)

MAP NO. 30DB-6-2W



$$1.574 (27 \times 30) + (4 \times 15) = 870.4$$

4332 DOVER AVENUE, NE

MEASUREMENT VERIFIED		REMARKS: HOUSE WAS MOVED FROM CHEMAWA INDIAN SCHOOL 1978
DATE	BY	
12-18-78	162 WJG	870 #
12-8-87	76 DV	
1-16-96	22 JL	870 #
8-17-11	19 Sup	

$$(27 \times 30) + (4 \times 15)$$

R52546 062W30DB03300 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31  
 Situs Address 4332 DOVER AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VALDOVINOS, FRANCISCO J &

Notes: LCB w/ son, verified w/ dad  
 Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 37,720 RMV Total: 106,210 M50 Total: 64,810  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 870 Eff Area 870  
 Length Width Roof Cover COMP Plumbing BATH1 Heat BB FA  
 Fireplace Inter. Comp: Rng. Bedrooms 2  
 Year Built 1920 Eff. Year Built 1920 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 34,830  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments replaced plumbing

**Accessory Improvements**

**Out Buildings**

Seg.Type GB Seg. # 2.1 Method: F09 Class 6 Area 672 Eff Area 672  
 Length 28 Width 24 Foundation MASNR Ex. Wall WOOD;12FT Roof Cover METAL  
 Roof Style SHED Floor CONC Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. 1960 Eff. Yr. Blt: 1960  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 2,890  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

R52546 062W30DB03300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4332 DOVER AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VALDOVINOS, FRANCISCO J &

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

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

RMV Land: 68,490 RMV Imp: 37,720 RMV Total: 106,210 M50 Total: 64,810

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.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date 10/11/11 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 10/18/11

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



APR 1962



1 16 '96

62w 30 DB 3300



08/17/2011

R 52546

24 x 28 GB



08/17/2011

R 52546