

Summary Lead Appr: WW Clerk: Lead Clerk: Appr: GRH Print Date:

1/25/2024

Acct ID: 552547 MTL: 062W30DA05300 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4352 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131289 Year: 2024

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

Owner: RAMIREZ-HERNANDEZ, MARCELO A Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 112370

RMV Land: 83670 RMV Imp: 91640 RMV Total: 175310 MAV: 12370 MSAV: 0 SAV: 0

Comment:

Update inv

Notations No notation data available. INPUT GRH 05.28.24

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 32, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 31 Year Blt: 1958 Eff Year Blt: 1958 Sq.Ft: 696 % Complete: 100
 Desc: One Story Only updated roof, window, paint / Dimensions: RMV: 90250
 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	696	2	FB-1	1958	1958	KIT-, FP - 1, ROOF, HVAC, BATH - 1	Y N
Carport Attached	3	Unfinished	528	0	0	1989	1989	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	240	1958	538	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x8 RMV: 1390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 12 Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	5	Finished	160	0	0	1989	1989	FAIR	Y N

Accessories

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



MA AC

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05300

File No R52547

SUBJECT

Property Address 4352 DOVER AV NE

City SALEM

State OR

Zip 97305

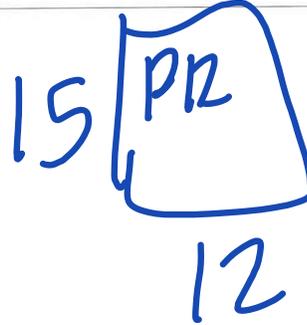
Owner

Client

Appraiser Name

APEX UPDATED

062W30DA05300
R52547



12

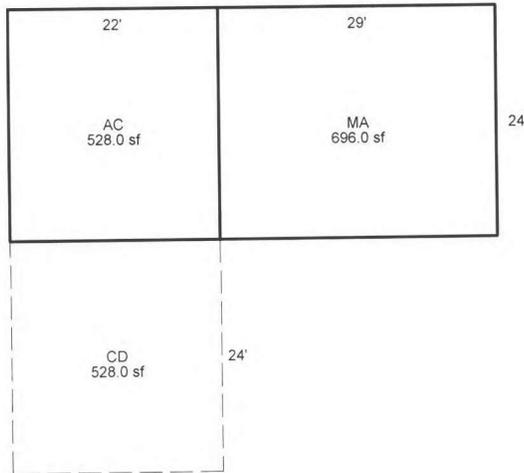
~~20~~



MP
160.0 sf

T
96

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	696.0	106.0	696.0
GBA1	MP	1.00	160.0	56.0	160.0
GAR	AC	1.00	528.0	92.0	528.0
P/P	CD	1.00	528.0	92.0	528.0

Comment Table 1

APEXED BY NRC 05/06/2009
Apex updated to add sf to MP 10/11/2011 Jane

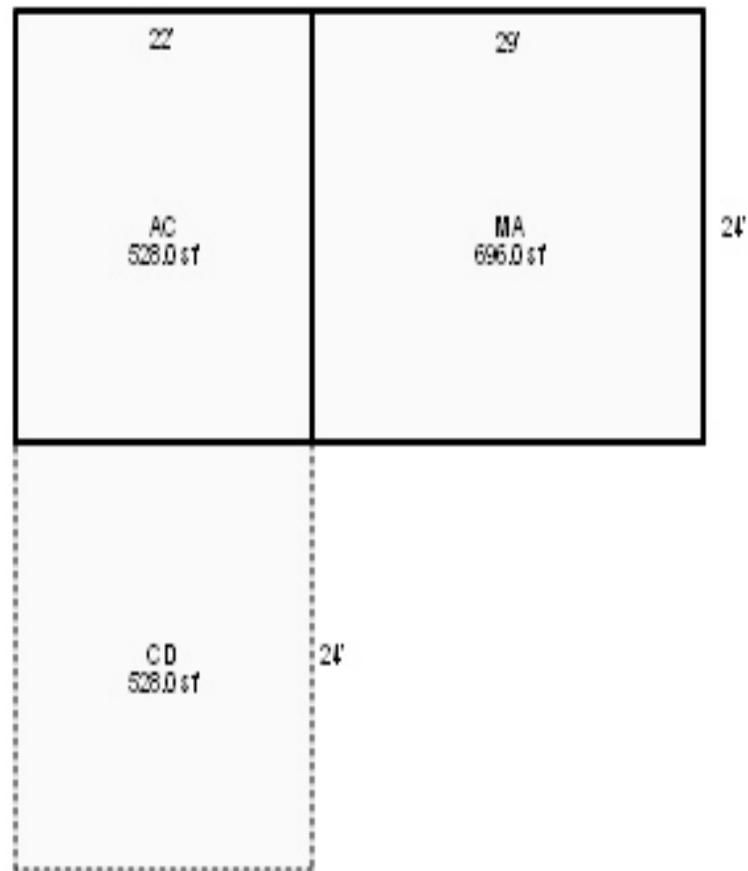
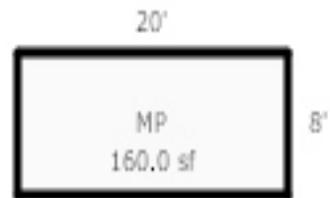
Comment Table 2 Comment Table 3

GPA 5/16/24 Cycle L3

Net LIVABLE Area	(rounded w/ factors)	696
Net BUILDING Area	(rounded w/ factors)	160

AREA CALCULATIONS

062W30DA05300
R52547



R52547

30DA062W
062W-30DA-05300
131 (411) 0-4H F21
DOWNEY, MELVIN R & FRIEDA

72570-990
024-00-21-4

ACRES

LABISH VILLAGE
FR LOT 10 BLK 8

4352 DOVER AV NE
V0133P1948RD

07/27/95

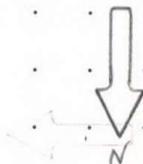
R52547

BUILDING DIAGRAM AND OUTBUILDINGS

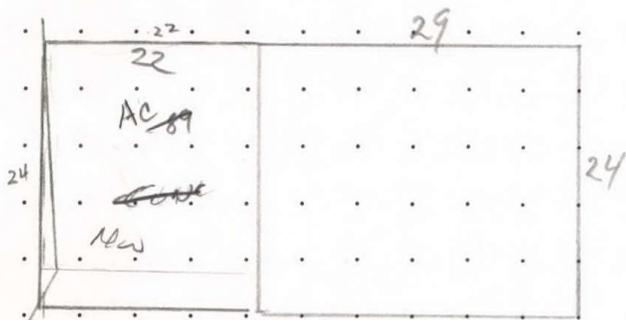
ACCT. NO. 6269-000 72576-990

MAP NO. 30DB-6-2W

24 x 29 = 696



MP
NV 8
12



4352 DOVER AVE

Built 1958

MEASUREMENT VERIFIED		REMARKS:
2-28-68	HOLSTAD	696 verified
DATE	BY	
10-25-70	LEITH	
12-8-87	76DN	
1-18-96	22 DL	NV - recalc
10-19-05	JP32	
8-17-11	19 Sup	

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05300

File No R52547

SUBJECT

Property Address 4352 DOVER AV NE

City SALEM

State OR

Zip 97305

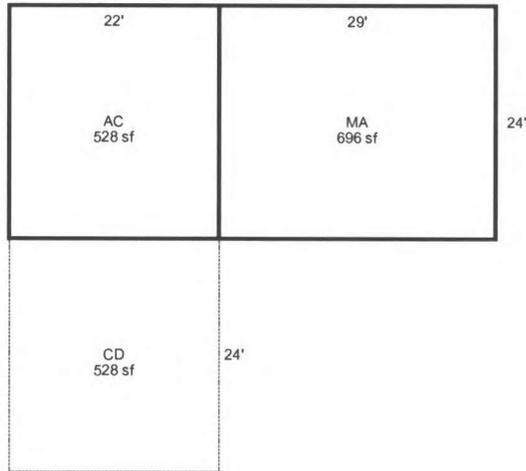
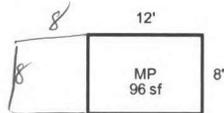
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA05300
R52547



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	696	106	696
P/P	CD	1.00	528	92	528
GAR	AC	1.00	528	92	528

Net LIVABLE Area (Rounded w/ Factors) 696

Comment Table 1

APEXED BY NRC 05/06/2009

Comment Table 2

Comment Table 3

R52547 062W30DA05300 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4352 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner CLEVELAND, CURTIS

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 51,750 RMV Total: 120,240 M50 Total: 58,840

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 10/18/11 Clerk Jane

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments MP can't calculate w/o EYB - 1989

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 _____

R52547 062W30DA05300 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31
 Situs Address 4352 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner CLEVELAND, CURTIS

Notes: NOH LCB - House is vacant update info
 Tags Cycle Sales Verification Other: _____

RMV Land: 68,490 RMV Imp: 51,750 RMV Total: 120,240 M50 Total: 58,840
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 696 Eff Area 696
 Length _____ Width _____ Roof Cover COMP Plumbing BATH1 Heat BB
 Fireplace SGL-P Inter. Comp: no appliances Bedrooms 2
 Year Built 1958 Eff. Year Built 1958 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp _____ Func _____ Econ _____ RMV: 38,290
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type CD Seg. # 1.2 Method: R05 Class _____ Area 240 Eff Area 240
 Length 20 Width 12
 Year Built 1958 Eff. Year Built: 1958 Cond. P F A G E % Comp _____ Econ _____ RMV: 810
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AC Seg. # 1.3 Method: R05 Class 43 Area 528 Eff Area 528
 Length 24 Width 22
 Year Built 1989 Eff. Year Built: 1989 Cond. P F A G E % Comp _____ Econ _____ RMV: 12,650
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F,N F09 Class 5 Area 160 Eff Area 160
 Length 12 20 Width 8 Foundation CONC Ex. Wall PLYWD/metal Roof Cover COMP
 Roof Style Gable, Shed Floor CONC Plumbing
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Blt. _____ Eff. Yr. Blt: 1989
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 0
 Lump Sum _____ Except Code/Year 2 R min Comments _____







08/17/2011

R52547

8x20 MP



08/17/2011

R 525-47

AC & Res