

Acct ID: 552548 MTL: 062W30DA05400 Date: **5/16/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4372 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131699 Year: 2024

Last Date Appraised: 10/08/2015 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: GARCIA APOLONIO, CIRINO & Roll Type: R

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

RMV Land: 83670 RMV Imp: 69730 RMV Total: 153400 MAV: 102600 MSAV: 0 SAV: 0

Comment:

**Update inv, add mp**

INPUT GRH 05.28.24

Notations

No notation data available.

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: 12 Year Blt: 1946 Eff Year Blt: 1960 Sq.Ft: 432 % Complete: 100  
 Desc: One Story Only **EYB: Update roof, window, siding, paint** Dimensions: RMV: 69730  
 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	2	Finished	432	1	FB-1	1946	1960	KIT+, HVAC, ROOF, BATH - 1	Y N
Garage Attached	2	Unfinished	480	0	0	1954	1960	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1960	11718	1	Y N

Bldg: 2 Code Area: 92411 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 0  
 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
No floor data available									

fence flat 1000 part of yi's remove 108

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

**mp, 15x12, class 5, Avg pkg, new exception.**  
 EYB: 2019



MA AGU 5.16.24



REAR MA 05.16.24

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05400

File No R52548

SUBJECT	Property Address 4372 DOVER AV NE	State OR	Zip 97305
	City SALEM		
	Owner		
	Client		
	Appraiser Name		

Imp 12  
15

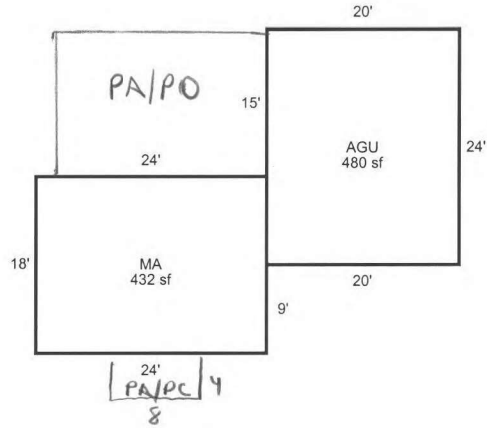
062W30DA05400  
R52548



APEX UPDATED

IMPROVEMENTS SKETCH

20x10  
pa/yi



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	432	84	432
GAR	AGU	1.00	480	88	480

#### Comment Table 1

APEXED BY NRC 05/06/2009

KH 90 10/8/2015

#### Comment Table 2

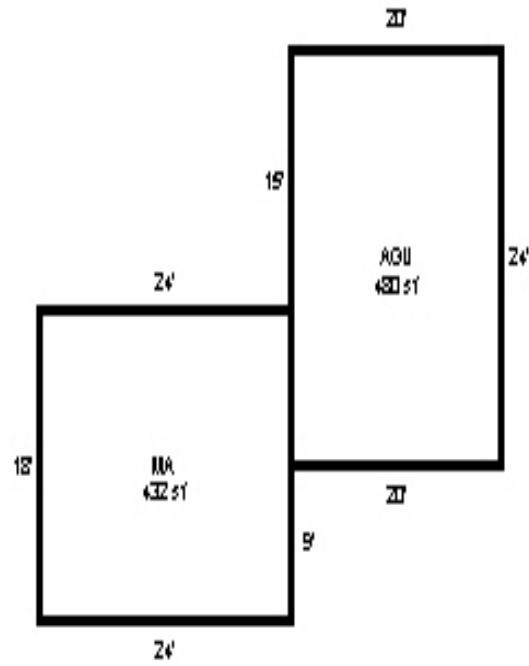
GPH 5/16/24 Cycle L3

#### Comment Table 3

Net LIVABLE Area (Rounded w/ Factors) 432

062W30DA05400

R52548



R 52548

30DA062W  
062W-30DA-05400 72571-000  
131 (411) 0-4H F21 024-00-21-4  
~~VANANTWERP, HOMER A & PATRICIA~~

0.175 ACRES

LABISH VILLAGE  
FR LOT 10 & LOT 11 BLK 8

4372 DOVER AV NE  
V0132P0501PC V0541P0296DE 07/27/95

R52548

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

~~6270-000~~ 72571-000

MAP NO.

30 DA  
~~3208-6-2W~~

05400

18 x 24 = 432



4372 DOVER AVE

MEASUREMENT VERIFIED	REMARKS:
2-28-68	432
DATE	BY
10-28-70	LEIHH
12-8-87	76 DN
1-18-96	22 WL
10-19-05	JP32 NV-Recalc
8-17-11	19 Jul
10/8/2015	KH 90 - Per MLS and aerial

Built 1946

R52548 062W30DA05400 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F21  
 Situs Address 4372 DOVER AV NE KA 90 10/8/2015 Franchise Code 19 Year For: 2011-2012  
 Owner VANANTWERP, PATRICIA O

Notes: NOHLCB Cycle Sales Verification rental Other: Per MLD and aerial

RMV Land: 68,490 RMV Imp: 29,990 RMV Total: 98,480 M50 Total: 73,960

Seg.Type MA Seg. # 1.1 Method: R05 Class 2 Area 432 Eff Area 432  
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA  
 Fireplace Inter. Comp: Eng, H+F Bedrooms 1  
 Year Built 1946 Eff. Year Built 1946 1954 Cond. P F A G E  
 Adj Codes RLCM2 1960 Qty 2 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 20,180  
 Lump Sum \_\_\_ Except Code/Year JW Comments \_\_\_

Seg.Type AGU Seg. # 1.2 Method: R05 Class 2 Area 480 Eff Area 480  
 Length 24 Width 20 Roof Cover COMP Plumbing Heat  
 Fireplace Inter. Comp: Bedrooms  
 Year Built 1954 Eff. Year Built 1954 Cond. P F A G E  
 Adj Codes RLCM2 Qty 2 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 8,810  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

Seg.Type FN Seg. # 2.1 Method: F;LS Class Area Eff Area 0  
 Length Width  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 1,000  
 Lump Sum \_\_\_ Except Code/Year n/c Comments Chain Link

**Out Buildings**

*[Faint handwritten notes]*

Appraiser notes

Updates for EYB 1960 - roof, windows, floors.

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 Owner VANANTWERP, PATRICIA O

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

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

RMV Land: 68,490 RMV Imp: 29,990 RMV Total: 98,480 M50 Total: 73,960

Segment	VI3A						Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.	Includes PA/PO						
Yr Blt							
Eff Yr							
Cond.	A						
% Good							
% Comp	100						
Lump Sum							
Except.Code	INV						

**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

10/22/15 Amy

Date 10/11/11 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 10/18/11 KH 90 10/23/2015

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



APR 1962



1 18 '96



08/17/2011

R52548

AGU



08/17/2011

R52548