

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GPH Print Date: \_\_\_\_\_

Acct ID: 552553 MTL: 062W30DA07500 Date: 5/24/24 Appr: GPH Prop Class: 401 RMV Prop Class: 401  
Situs: 4381 WEBB AVE NE SALEM OR 97305 MaSaNh: 04.06.001 Unit: 131704 Year: 2024

Last Date Appraised: 05/25/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: \_\_\_\_\_  
Owner: CRUZ, JOSELYN Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 43100  
RMV Land: 70290 RMV Imp: 13160 RMV Total: 83450 MAV: 43100 MSAV: 0 SAV: 0

Comment: 22-23: L4 05.25.22 MLH

Update inv

Notations  
No notation data available. INPUT GRH 06.04.24

OSDs  
No OSD data available.

Land  
Site: 1 Code Area: 92411 Size: 7841 Sqft Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 70290 Exception: Y N  
Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
Comments: 65X120. 06-07: RECALC SETUP, APPR NO 32, 10/20/05.

Improvements - Residence / Manufactured Structures  
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  
No floor data available

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

Improvements - Accessory Buildings  
Bldg: 1 Code Area: 92411 Stat Class: 351 Year Blt: 1964 Eff Year Blt: 1994 Sq.Ft: 1453 % Complete: 100  
Desc: General Purpose Building (GB) Dimensions: \_\_\_\_\_ RMV: 13160  
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  
General Purpose Bldg 5 Finished 1453 0 0 1964 1994 Aug Exception: Y N

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

Fence KEEP, GATE ON SITE

delete

I/O

Aug

0



GB

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA07500

File No R52553

SUBJECT

Property Address 4381 WEBB AV NE

City SALEM

State OR

Zip 97305

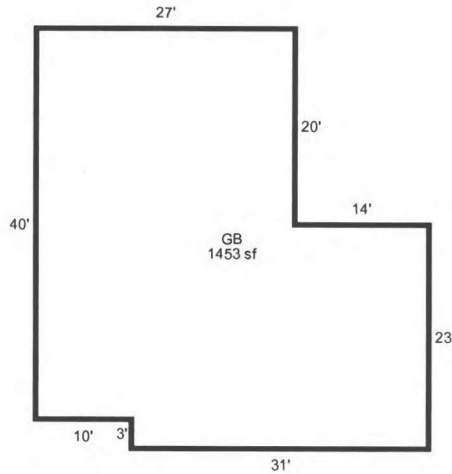
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA07500  
R52553



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.00	1453	168	1453
Net BUILDING Area (Rounded w/ Factors)					1453

### Comment Table 1

APEXED BY NRC 05/11/2009

### Comment Table 2

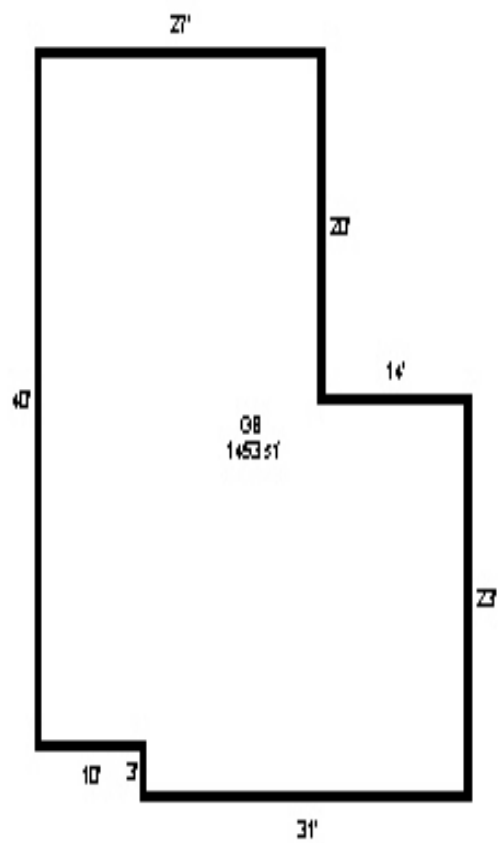
GRH 05.24.24

### Comment Table 3

CYCLE 3

062W30DA07500

R52553





08/22/2011

R 52553

30DA062W  
062W-30DA-07500 72571-050  
131 (411) 0-4H FOOS 024-00-21-4  
VANANTWERP, HOMER & PATRICIA O

.17 ACRES  
LABISH VILLAGE LOT 16 BLK 8

4381 WEBB AV NE  
V0514P0601DE

07/27/95

R 52553

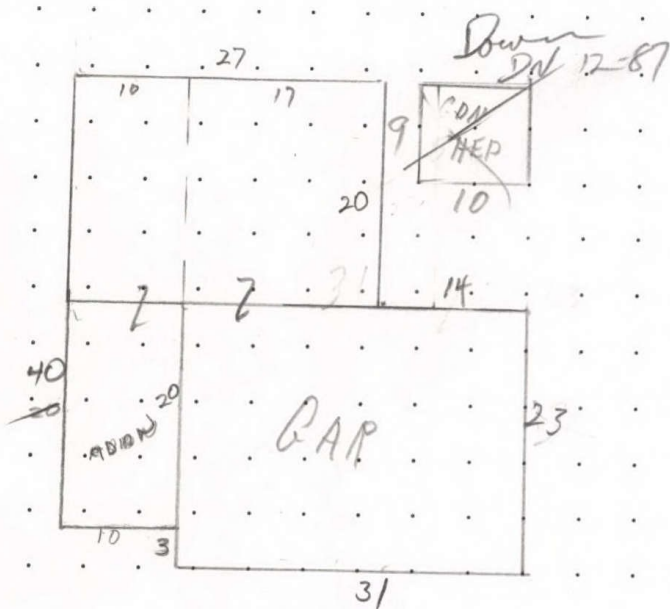
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

~~6275-000~~ 72571-050

MAP NO.

30 DB-6-2W



NEXT TO 4318 WEBB

MEASUREMENT VERIFIED	REMARKS:	
2-29-68	660 x 72	Garage Built 1964
10-14-70	713 x 90	
12-8-87	76 DN	
1-17-96	2 1/2	
10-20-05	8P32 NV. Recall	

R52553 062W30DA07500 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F00S  
 Situs Address 4381 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VANANTWERP, PATRICIA O

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

Notes: \_\_\_\_\_ N/C

RMV Land: 34,490 RMV Imp: 14,600 RMV Total: 49,090 M50 Total: 33,070

**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 \_\_\_\_\_ Comments \_\_\_\_\_

**Out Buildings**

Seg.Type GB Seg. # 1.1 Method: F09 Class 5 Area 1453 Eff Area 1453  
 Length Width Foundation CONC Ex. Wall BEVEL Roof Cover ARCMP  
 Roof Style GABLE Floor CONC Plumbing  
 Heat Int. Comp. Elect. 110V Yr. Blt. 1994 Eff. Yr. Blt: 1994  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 13,600  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R52553 062W30DA07500 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F00S  
 Situs Address 4381 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VANANTWERP,PATRICIA O

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

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

RMV Land: 34,490 RMV Imp: 14,600 RMV Total: 49,090 M50 Total: 33,070

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	0.18		

Eff Acres Companion Accounts

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

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

# Improvement Detail

MARION County

For Assessment Year 2022

Account ID 552553

Map 062W30DA07500

Appraiser MATTHEW HAMILTON

Inspected 08/22/2011

Mailing CRUZ, JOSELYN  
 MONTES DE OCA, JAIRO U RIVERA  
 4381 WEBB AVE NE  
 SALEM OR 97305

Appraisal Area 03-06-000

Stat Class 351 - General Purpose Building (GB)

Situs 4381 WEBB AVE NE SALEM OR 97305

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	92411	1994	1994	100	44	114	Tabled	10,180	10,180	9,670	0	9,670	1,453

Rooms:

*1964*

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
General Purpose Bldg	1994	1994	44	5	100		1,453	23,140

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
gb	110 VOLT ELECTRIC	1	0	gb	ROOF COVER - ARCHITECTURAL COMP	<del>1453</del> 795	0
gb	CONCRETE FOUNDATION	1,453	0	gb	ROOF STYLE - GABLE	1,453	0
gb	FLOORING - CONCRETE	1,453	0	gb	SIDING - BEVEL	1,453	0

*Roof cover ISKENAM 658*

### Totals

Description	RMV
General Purpose Bldg	\$10,181
Inventory	\$0
Accessories	\$0
Trend	100.00 %
<b>Total RMV</b>	<b>\$10,180</b>

### Size Breakdown

Other	1,453
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Comments 11-12: CYCLE WORK #19 N/C

*SV  
MLH  
L4  
5-25-22*



MLS #: **778862 4381 Webb Av NE**

Status: **SOLD**

Zoning **RS**  
 Elem **ForestRidg**  
 Middle **Whiteaker**  
 High **McNary**  
 55+ HOUSING **No**  
 Deferral **None**  
 Taxes **\$1,492**  
 Tax # **R52552**  
 Tax Years **2020**  
 Assessment **No**

City **Salem**  
 State **OR**  
 Zip **97305**  
 County **Marion**  
 Lot **15**  
 Block **8**  
 Subdivision **Labish Village**  
 XStreet **Portland Rd**  
 Dirs **I-5 to Chemawa exit. East on Chemawa, N on Portland Rd, East on Webb.**

Price **\$399,000**  
 Approx Total SqFt **1697**  
 Year Built **1948**  
 Beds **3**  
 Total Baths **1**  
 Full Baths **1**  
 Half Baths **0**  
 Garage Capacity **4+**  
 Garage Type **Det**  
 Acres **0.340**  
 Class **RE**  
 Type **Residence**  
 Area **30**  
 Auction **No**

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **MLS Public Listing**

**Home Interior:** Approx Total SqFt: **1697** SqFt Data Source: **County**  
 Basement:  
 Bonus Rms: **Workshop**  
 Dining: **Area (Combination)**  
 Dishwasher: **Yes**  
 Disposal  
 Dual Living: **Possible**  
 Fireplace:  
 Flooring: **Carpet, Wood, Laminate**  
 Handicap Amnties:  
 Heating/Cooling: **Electric, Forced Air**  
 Range Facility:  
 Security System:  
 Smart Hm Feat:  
 Water Heater: **Electric**  
 Wood Brn Stv:  
 View:

**So much opportunity in one property! Two separate tax lots on the edge of town. There is a home on one lot and a large shop on the second lot that could be converted to an ADU. Home has 3 bedrooms, 1 bath and separate living/family rooms. The bathroom has two showers and could be converted into two separate bathrooms. The shop has room for 4+ vehicles, a craft room, wood working area and a half bath. There are two sunrooms, a separate laundry room, RV pad with hookups, newer roof, siding and furnace!**

**Private Remarks / Confidential Data:**  
 Text LA to schedule showings. Leave business card. Escrow to be with Sada Combs at Amerititle. Prefer to sell home "as-is", no known issues. SPDs in documents.

WMLS Lockbox **Yes**  
 Location **Front Door**  
 SHOWING INSTRUCTIONS **Appt Nec, Refer to Pvt Rmks**

**Listing Broker / Company**  
**MOLLY EDWARDS - 503-999-7519**  
**201219562**  
**rebrokeermolly@gmail.com**  
**HOMESMART REALTY GROUP**  
**201210231**

Co-List:

Negotiable Inclusions  
 Exclusions

**Seller Terms**  
 Selling Office Commission **2.5** Percent  
 Expected Active Date **6/10/2021**  
 Agency Type **Exclusive Right to Sell**

DFCoopOf **No** Price Per SQFT **\$235.12**  
 DualVar **No** Orig Price **\$399,000**  
 Escrow At **Amerititle** Lst Date **6/10/2021**  
 Possess **NEG** DOM **61**  
 CDOM **61**

**Owner/Occupant:**  
 Owner **Margaret Van Antwerp**  
 Owner Phn  
 Owner US Citizen (FRPTA) **Yes** Tenant  
 Occ Name  
 Occ Phone  
 SaleSign **Yes**

**Sold Information:** Sold for: **\$399,000**  
 Contract Date **6/28/2021**  
 Closing Date **8/10/2021**  
 How Sold **Conventional**  
 Closing Notes  
 Buyer Name  
 Sell Brk - Agt Name **CODY WILLNER**  
 Sell Ofc - Ofc Name **RE/MAX EQUITY GROUP**  
 SellTeam - Team Name

**Structure(s):**  
 City Sewer? **Yes**  
 Energy Score:  
 Exterior Color:  
 Foundation: **Continuous**  
 Green Home: **No**  
 HiSpd Comms **Available**  
 Home Style: **1 Story**  
 Home Warranty: **Negotiable**  
 New Constr? **N**  
 Patio:  
 Roof: **Composition**  
 Septic:  
 Siding: **Cedar**  
 Siding Type:  
 Water: **City**

LR Level **1** LR Dim  
 DR Level **1** DR Dim  
 Kit Level **1** Kit Dim  
 FR Level **1** FR Dim  
 Util Level **1** Util Dim  
 BR1 Level **1** BR1 Dim  
 BR2 Level **1** BR2 Dim  
 BR3 Level **1** BR3 Dim  
 BR4 Level **1** BR4 Dim  
 AddRmLv  
 AddRmDm

#Baths 1L  
 #Baths LL  
 #Baths 2L  
 #Baths NMS  
 Garage Dims:

**Manufactured Home Data:**  
 MH Size Moved 2x?  
 MH Type  
 MHDetitled  
 MH Make  
 MH Model  
 MH Serial#

**Outbuildings: Separate Shop**  
 Building Description: Used For: Size:

**Lot/Land:** Acres: **0.340** Acres Irrigated:  
 Approx Lot SqFt: **14,810** Appr Lot Dims:  
 Fenced Yard: **Yes**  
 Flood Plain **No**

Inspect Rpt Avail?  
 Landscape: **Yes**  
 Lot Type:  
 RV Amenities:  
 Soil Type:  
 Swimming Pool:  
 Timber:  
 UG Sprinklers:  
 Water Rights? **No**  
 Water Rights Source:

HOA?  
 HOMEOWNERS ASSN **No Association**  
 HOA Fee  
 HOAFeeFreq

**Land Description:** Used For: Size:



APR 1962



1 17 '96

62w 30 DA 7500



08/22/2011