

Acct ID: 552554 MTL: 062W30DA07600 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4351 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131705 Year: 2024  
 Last Date Appraised: 08/22/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:  
 Owner: FERNANDEZ, ANDRES LOPEZ & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 142910  
 RMV Land: 85290 RMV Imp: 139990 RMV Total: 225280 MAV: 142910 MSAV: 0 SAV: 0  
 Comment:

**Notations** **L3** **update inv**  
 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: 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: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1948 Eff Year Blt: 1978 Sq.Ft: 984 % Complete: 100  
 Desc: One Story Only **B/B: Roof, window, paint - Gomar** Dimensions: RMV: 106320 **I/O**  
 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	984	3	FB-1	1948	1978	BATH - 1, KIT, ROOF, HVAC	Y N

**Accessories** **YI's 3 Good** **1978**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	2700	2005	7985	1	Y N
PATIO	3	328	2011	1696	1	Y N
ROOF EXTENSION OR PATIO COVER	3	328	2011	8941	1	Y N

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 92411 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1984 Sq.Ft: 1680 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 30x28 RMV: 33670 **I/O**  
 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	5	Finished	840	0	0	1978	1984		Y N
<del>Finished Office</del>	<del>5</del>	<del>Finished</del>	<del>840</del>	<del>0</del>	<del>FB-1</del>	<del>2011</del>	<del>2011</del>	<del>BATH - 1, COOB</del>	<del>Y N</del>

**Accessories** **840 Excellent pkg change office to pkg.**  
**840 - Avg pkg.**  
 No accessory data available.

341 MP CLASS 4 12X10 FAIR PACK AS NEW 2019 2019



MA GB 05.24.24



MA

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA07600

File No R52554

SUBJECT

Property Address 4351 WEBB AV NE

City SALEM

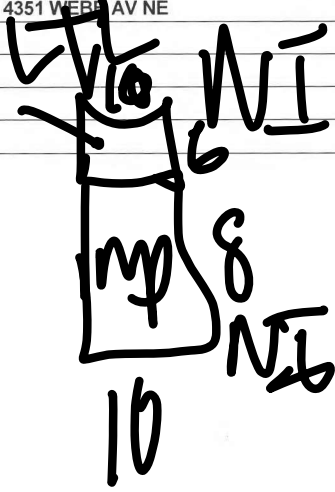
State OR

Zip 97305

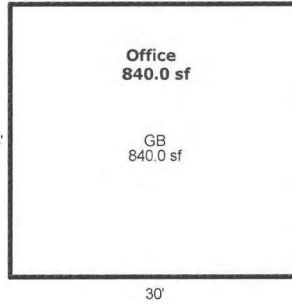
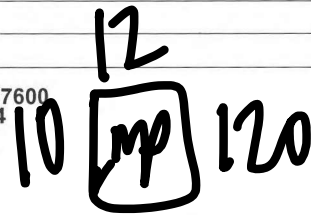
Owner

Client

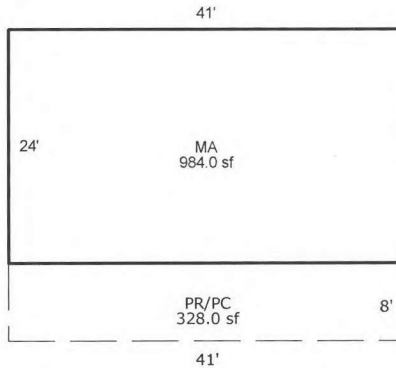
Appraiser Name



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R52554



APEX UPDATED



IMPROVEMENTS SKETCH

Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	984.0	130.0	984.0
GBA1	GB	1.00	840.0	116.0	840.0
P/P	PR/PC	1.00	328.0	98.0	328.0
OTH	Office	1.00	840.0	116.0	840.0

#### Comment Table 1

APEXED BY NRC 05/11/2009  
Updated to add OFF, PR,PC 10/4/2011 Jane

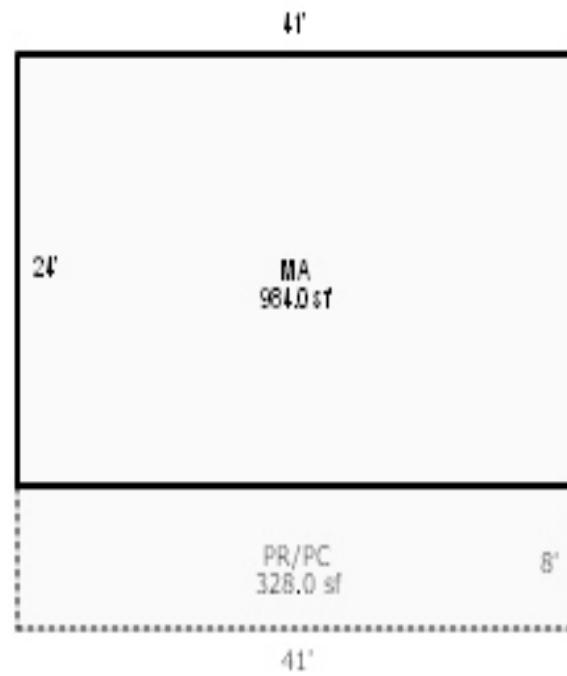
#### Comment Table 2

Gptt shukla Cycle L3

#### Comment Table 3

Net LIVABLE Area (rounded w/ factors) 984  
Net BUILDING Area (rounded w/ factors) 840

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08/22/2011



08/22/2011



08/22/2011

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30DA062W  
062W-30DA-07600

72571-060  
024-00-21-4

131 (411) 0-4H F31  
JOHNSON, FRED A & RUTH E

.17 ACRES  
LABISH VILLAGE LOT 17 BLK 8

4351 WEBB AV NE  
V0515P0393DE

07/27/95

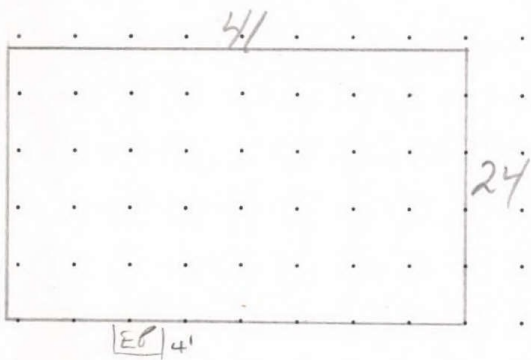
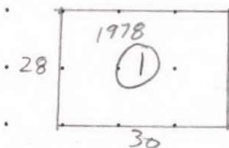
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BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~6276-000~~ 72571-060

MAP NO. 30DB-6-2W

24 x 41 = 984



4351 WEBB AVE. Conc pad - no water

MEASUREMENT VERIFIED	DATE	BY
	2-29-68	Holsinger
	10-14-70	LEITH
	12-8-87	76 DN
	1-17-90	22 JL
	10-20-05	JP32

REMARKS:  
 984  
 verified  
 NV-recalc

Built 1948

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 Situs Address 4351 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner FERNANDEZ, ANDRES LOPEZ &

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

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

RMV Land: 68,490 RMV Imp: 49,010 RMV Total: 117,500 M50 Total: 72,570

Segment	PR	PC	CD	Off (gas w/GB)	Land
Class					
Dim/Size	8x4 = 328	8x41 = 328	2700 <del>4</del>	28x30 = 840	
Foundation	Pos				
Exter Wall					
Wall Height					
Inter Finish				Rng, HFF	
Roof Cover	Asmp				
Roof Style	Shed				
Flooring		Conc	Conc		
Plumbing					
Electric				Bonal Heat	
Misc.				Bath 1	
Yr Blt	2011	2011	2005	2011	
Eff Yr	2011	2011	2005	2011	
Cond.	A	A	A	A	
% Good					
% Comp	100	100	100	100	
Lump Sum					
Except. Code	12RNEW	12RNEW	<del>12RNEW</del>	12RNEW	

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.18		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date 9/14/11 Clerk Jane

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

Data entry reviewed by/comments Give acct back for 2012 exception value

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response Jane 9/14/11 10/19/11

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

10/5/11 Jane

R52554 062W30DA07600 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31  
 Situs Address 4351 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner FERNANDEZ, ANDRES LOPEZ &

Notes: add CD, PR & office  
 Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 49,010 RMV Total: 117,500 M50 Total: 72,570  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 984 Eff Area 984  
 Length \_\_\_\_\_ Width \_\_\_\_\_ Roof Cover COMP Plumbing BATH1 Heat FA  
 Fireplace \_\_\_\_\_ Inter. Comp: H&F, Rng, DSP Bedrooms 3  
 Year Built 1948 Eff. Year Built 1948 1964 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 42,420  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments add PR & PC

**Accessory Improvements**

Seg.Type EP Seg. # 1.2 Method: F;LS Class \_\_\_\_\_ Area 20 Eff Area 20  
 Length 5 Width 4 gone  
 Year Built \_\_\_\_\_ Eff. Year Built: \_\_\_\_\_ Cond. P F A G E % Comp \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 185  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Out Buildings**

Seg.Type GB Seg. # 2.1 Method: F09 Class 5 Area 840 Eff Area 840  
 Length 30 Width 28 Foundation CONC Ex. Wall 14FT;METAL Roof Cover METAL  
 Roof Style GABLE Floor CONC Plumbing \_\_\_\_\_  
 Heat \_\_\_\_\_ Int. Comp. \_\_\_\_\_ Elect. 110V Yr. Blt. 1978 Eff. Yr. Blt: 1984  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_ RMV: 6,400  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments add office & CD



08/22/2011

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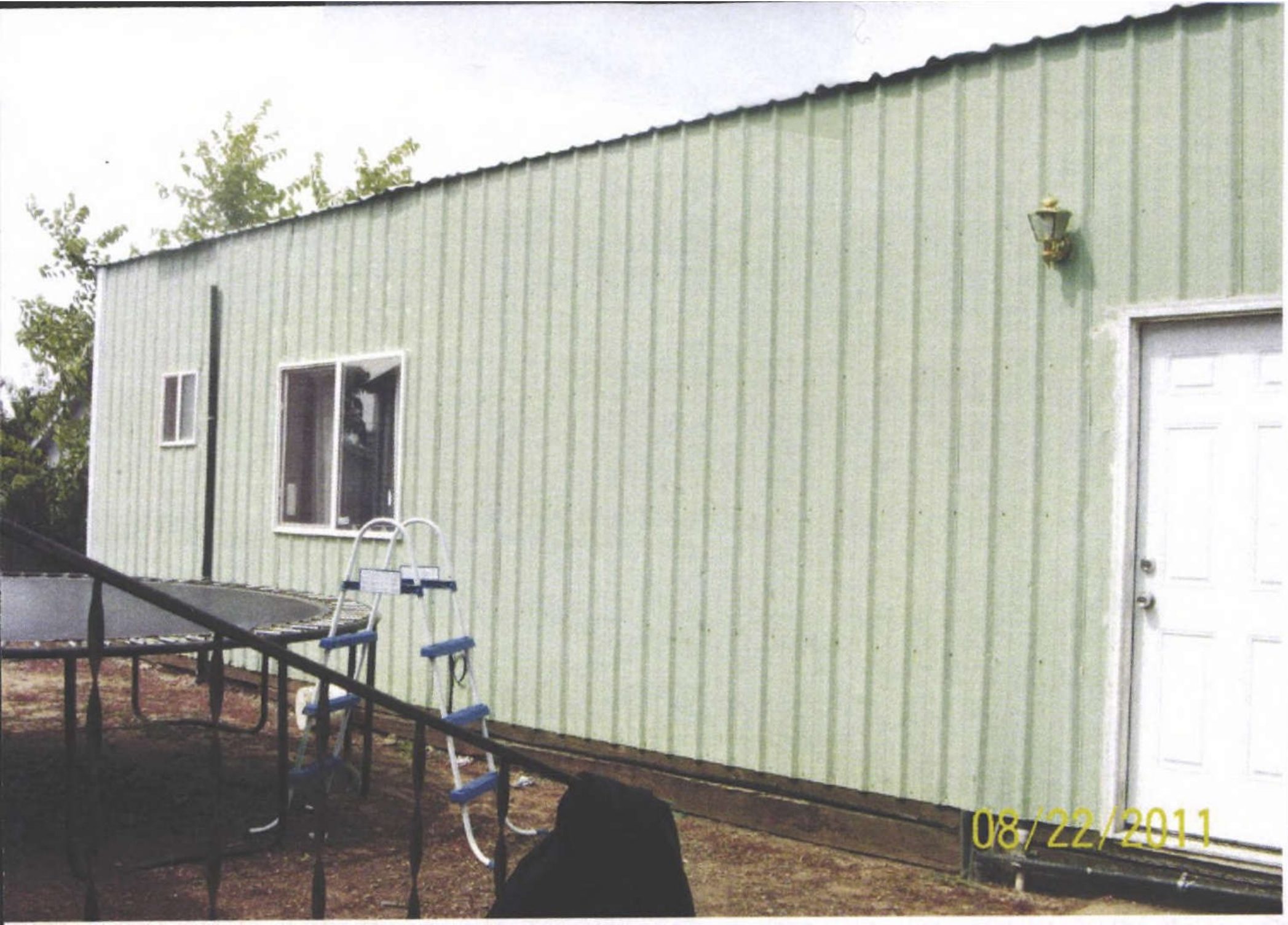
ACT

08/22/2011

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GB w/office

a CD



08/22/2011

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GB w/office



R52554

GB w/office



APR 1962



1 17 '96

62w 300A 76w