

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

1/25/2024

Acct ID: 552561 MTL: 062W30DA05700 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4402 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131712 Year: 2024

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

Owner: YBARRA, AMALIA Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 167440

RMV Land: 83670 RMV Imp: 162080 RMV Total: 245750 MAV: 167440 MSAV: 0 SAV: 0

Comment:

Update inv

Notations

No notation data available.

INPUT GRH 05.29.24

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, 10/20/05

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 92411 Stat Class: 237 Year Blt: 1946 Eff Year Blt: 1953 Sq.Ft: 2412 % Complete: 100
Desc: Multi-Family Res, 2 Units Dimensions: RMV: 158530
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	880	3	FB-2	1946	1953	BATH - 1, KIT-, KIT-, HVAC, FP - 1, ROOF, BATH - 1	Exception: Y N
First Floor	3	Finished	960	0	0	1946	1953		Exception: Y N
Attic	3	Finished	572	2	0	1946	1953	HVAC	Exception: Y N

Accessories

YI'S AVERAGE

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	3	608	1953	6323	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	3	480	1946	6821	1	Exception: Y N

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 120 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 3550
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
Multi-Purpose Bldg	6	Finished	120	0	0	2005	2005	Fair	Exception: N

Accessories

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

1976

Exp = roof, window paint

1976

3/0

0



MA ATTF 05.16.24



MA ATTF 05.16.24



REAR MA 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05700

File No R52561

SUBJECT

Property Address 4402 DOVER AV NE

City SALEM

State OR

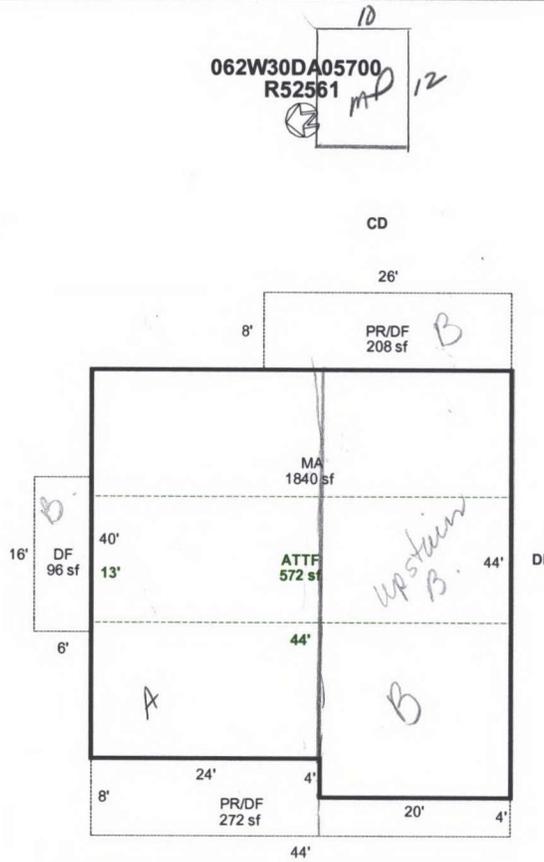
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1840	176	1840
GLA2	ATTF	1.00	572	114	572
P/P	DF	1.00	96	44	
	PR/DF	1.00	208	68	
	PR/DF	1.00	272	104	576

Comment Table 1

APEXED BY NRC 05/06/2009

Comment Table 2

GPH slub/2

Comment Table 3

Cycle 13

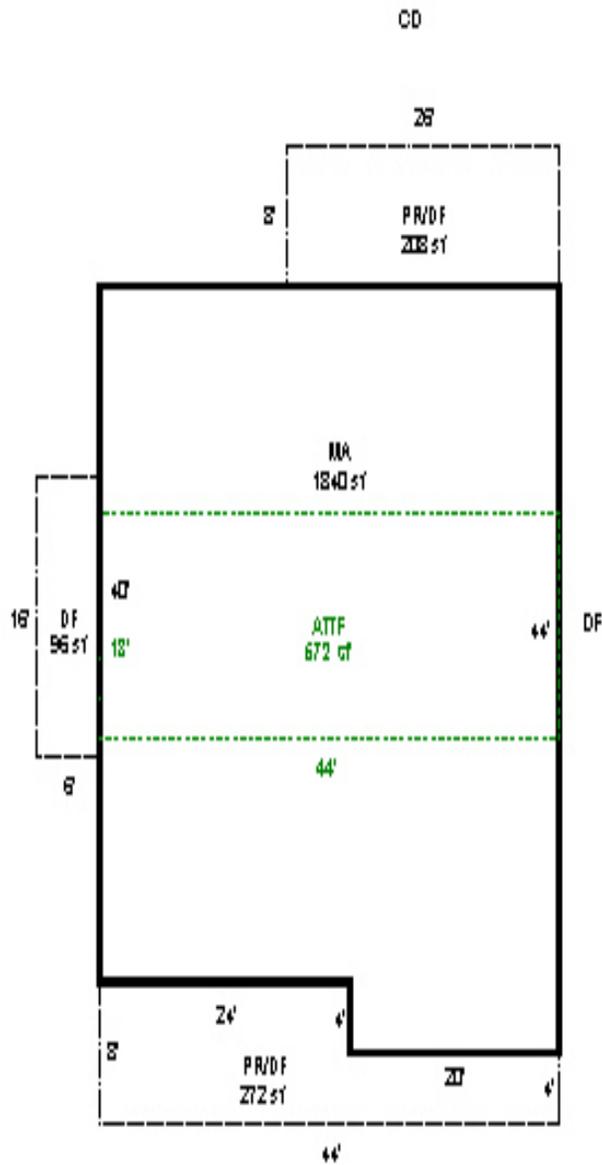
Net LIVABLE Area

(Rounded w/ Factors)

2412

062W30DA05700

R52561



R52561

30DA062W
062W-30DA-05700
131 (411) 0-4H F32
YBARRA, AMALIA

72571-130
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 1 BLK 9

4402 DOVER AV NE
V1131P0569RD

07/27/95

R52561 062W30DA05700 Appr #: _____ Date _____ Prop Class 401 Prop Code R32Y
 Situs Address 4402 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner YBARRA, AMALIA

Tags _____ Cycle _____ Sales Verification _____ Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 71,990 RMV Total: 140,480 M50 Total: 114,070

Segment	MA (4402A)	DF (A+B)	MP	Land
Class	3		4	
Dim/Size	24x40=960	608 A	10x12=120	
Foundation			Pier	
Exter Wall			Plywd	
Wall Height				
Inter Finish				
Roof Cover			Comp	
Roof Style			Gable	
Flooring		Wood	Wood	
Plumbing	Bath 1			
Electric				
Misc.	Rng, HFF			
Yr Blt	1946	1946	2005	
Eff Yr	1953	1943	2005	
Cond.	A	A	A	
% Good				
% Comp				
Lump Sum				
Except. Code	None	None	12 RNEW	

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 _____

Date 9/8/11 Clerk Jone **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 9/12/11

Reviewed by lead appraiser/comments _____

R52561 062W30DA05700 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code R32Y
 Situs Address 4402 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner YBARRA, AMALIA *Duplex*

Notes: Breaking out duplexes
 Tags Cycle Sales Verification Other: _____

RMV Land:	68,490	RMV Imp:	71,990	RMV Total:	140,480	M50 Total:	114,070				
Seg.Type	MA	Seg. #	1.1	Method:	D05	Class	3	Area	1840	Eff Area	1840
Length	<u>(44) 4402B</u>	Width	<u>(20)</u>	Roof Cover	COMP	Plumbing	BATH 2		<u>880</u>	Heat	FA <u>880</u>
Fireplace	HRTI-P	Inter. Comp:	<u>Rng, H+F,</u>	Bedrooms							<u>3</u>
Year Built	1946	Eff. Year Built	<u>1946 1953</u>	Cond. P	<u>F A G E</u>						
Adj Codes	PLCM3	Qty	<u>3</u>	% Comp		Func		Econ		RMV:	48,650
Lump Sum		Except Code/Year		Comments	<u>main floor only</u>						
Seg.Type	ATTF	Seg. #	1.2	Method:	D05	Class	3	Area	572	Eff Area	572
Length		Width		Roof Cover		Plumbing				Heat	FA
Fireplace		Inter. Comp:		Bedrooms							<u>2</u>
Year Built	1946	Eff. Year Built	<u>1946 1953</u>	Cond. P	<u>F A G E</u>						
Adj Codes	PLCM3	Qty	<u>3</u>	% Comp		Func		Econ		RMV:	13,080
Lump Sum		Except Code/Year		Comments	<u>2 levels</u>						

Accessory Improvements

Seg.Type	PR	Seg. #	1.3	Method:	R05	Class		Area	480	Eff Area	480
Length		Width									
Year Built	1946	Eff. Year Built:	1946	Cond. P	<u>F A G E</u>	% Comp		Econ		RMV:	6,260
Lump Sum		Except Code/Year		Comments	<u>W/4402A & B</u>						
Seg.Type	Y13A	Seg. #	1.4	Method:	R05	Class		Area	1	Eff Area	1
Length		Width									
Year Built		Eff. Year Built:		Cond. P	<u>F A G E</u>	% Comp		Econ		RMV:	4,000
Lump Sum		Except Code/Year		Comments	<u>Remove + add DF</u>						

Out Buildings

- - Improvement Detail Maintenance - -

Property ID : R52561 062W30DA05700 Imp I1 Segment 4 OF 4
 * Type Improvement: R (RESIDENTIAL) Nbhd: Primary:SALE

1. Type Segment: YI3A (YARD IMP'S; CL		
2. Appr Method : R05 Unit Pr=0	13. Heat/AC :	
3. Class :	14. Fireplace :	
4. Area : 1 Eff: 1	15. Ceiling :	
Dimensions :	16. Inter Comp :	
	17. Exter Comp :	
5. Const Style :	18. Electric :	
	19. Bedrooms :	
6. Foundation :	20. Year Built :	
7. Exter Wall :	21. Condition:	Depre:
8. Inter Finish:	22. % Adjust :	Nbh%:
9. Roof Cover :	\$0BD	
10. Roof Style :	\$0FD	
11. Flooring :	23. Rep. Cost: 4,000	(100.00)
12. Plumbing :	24. RMV Total: 4,000	

Enter 'N' for Next page, Field Number, 'DEL' to Delete, <RET> or 'X'-Exit: __



APR



1 18 '96



1:18'96



08/17/2011

R52561



08/17/2011

R 52561

Deck for apt B



R52561

Deck + PR for apt B



08/17/2011

R52561

MP for apt B