

Summary Lead Appr: WW Clerk: Lead Clerk: Appr: GRH Print Date: 1/25/2024

Acct ID: 552562 MTL: 062W30DA05800 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4412 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131713 Year: 2024

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

Owner: PONCE, ROSA ISELA Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 144740

RMV Land: 83670 RMV Imp: 154530 RMV Total: 238200 MAV: 144740 MSAV: 0 SAV: 0

Comment:

Notations

No notation data available.

Update inv

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: Residential Description: RMV: 68670 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 1404 % Complete: 100
Desc: One Story Only Dimensions: RMV: 144960
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

~~1694 I/O since last appraisal~~

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	1494	3	FB-2	1981	1981	HVAC+, ROOF, KIT, BATH - 2	Y N

Accessories

EP 10X20 EYB 1981 AS I/O

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1981	13225	1	Y N

Bldg: 2 Code Area: 92411 Stat Class: 138 Year Blt: 2002 Eff Year Blt: 2002 Sq.Ft: 0 % Complete: 100
Desc: Res other improvements Dimensions: RMV: 9570
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
Carport Attached	3	Unfinished	260	0	0	2002	2002	ROOF	Y N

~~GONE~~

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.



MA 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05800

File No R52562

SUBJECT

Property Address 4412 DOVER AV NE

City SALEM

State OR

Zip 97305

Owner

Client

Appraiser Name

11
NI
6
NI
mp

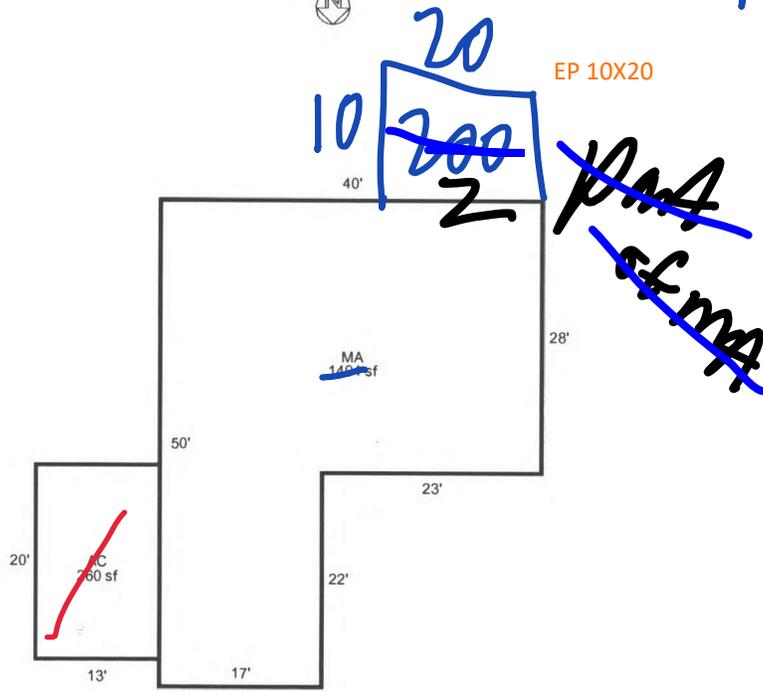
APEX UPDATED

062W30DA05800
R52562



EP 10X20

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1494	180	1494
GAR	AC	1.00	260	66	260

Comment Table 1

APEXED BY NRC 05/06/2009

Comment Table 2

Comment Table 3

GPHS/24 cycle 13

Net LIVABLE Area

(Rounded w/ Factors)

1494

R52562

30DA062W
062W-30DA-05800
131 (411) 0-4H R41
BUTLER, MARY E

72571-140
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 2 BLK 9

4412 DOVER AV NE
V0624P0105RD

07/27/95

R52562

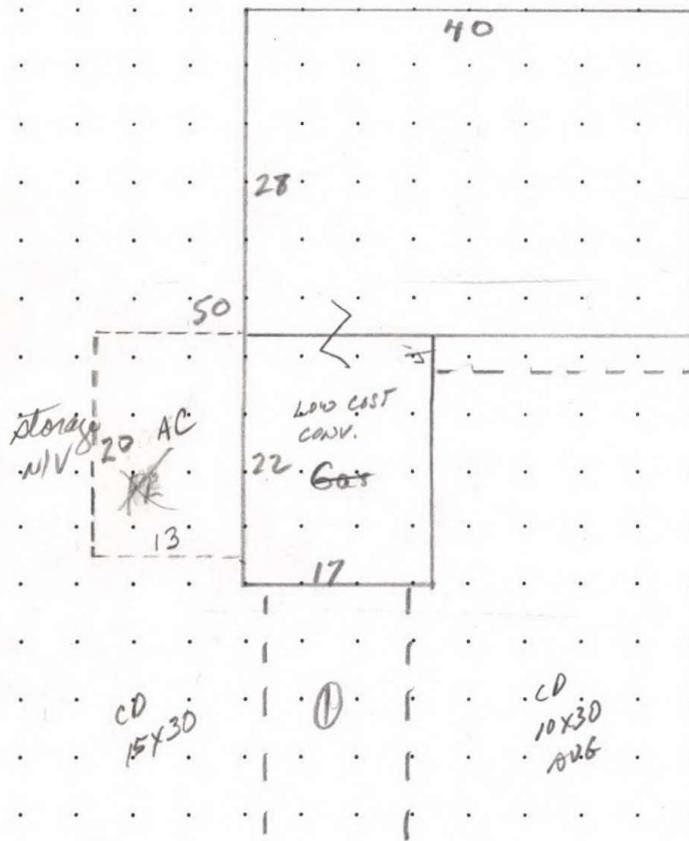
3-100-49251-01281-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

72591-140

MAP NO.

30DA-6-2W



4412 Dover Ave NE

MEASUREMENT VERIFIED

REMARKS: Bit 1981 +

DATE	BY
12-21-81	DRG
12-10-87	76DN
1-18-96	22PL
10-20-05	JP32 NV-Recalc
8-17-11	19 Sup

CONSTRUCTION COMPLETION PERCENTAGE GUIDE

ACCOUNT # R 52562

NATURE OF WORK	BASEMENT		NO BASEMENT	
	% ITEM	% SUM	% ITEM	% SUM
Plans/Survey/Temporary Facilities	3.2%	3.2%	2.9%	2.9%
Excavation	4.2%	7.4%	1.4%	4.3%
Foundation Poured in Place (floor included in basement)	10.1%	17.5%	2.9%	7.2%
Framing Material and Labor	20.2%	37.7%	18.7%	25.9%
Roofing and Gutters	5.3%	43.0%	6.3%	32.2%
Windows and Exterior Doors Set	6.1%	49.1%	6.9% - 7	39.1%
Siding On - <i>MOS</i>	4.6%	53.7%	5.1% - 1	44.2%
Plumbing	5.7%	59.4%	7.2%	51.4%
Electrical Wiring and Fixtures <i>LODGE</i>	4.1%	63.5%	4.3% - 2	55.7%
Heating System	2.2%	65.7%	2.9%	58.6%
Insulation	1.8%	67.5%	2.3%	60.9%
Drywall (hung, taped and textured)	4.1%	71.6%	5.1%	66.0%
Floor Underlayment	1.0%	72.6%	1.1%	67.1%
Painting (interior/exterior)	3.0%	75.6%	4.0%	71.1%
Cabinets (hung, finished with hardware)	6.7%	82.3%	8.2%	79.3%
Floor Coverings and Countertops	6.2%	88.5%	7.2%	86.5%
Finished Carpentry, Interior Doors, Trim	5.8%	94.3%	6.8%	93.3%
Ornamentation (brick, wallpaper, etc.)	2.7%	97.0%	3.2%	96.5%
Weather Stripping	.5%	97.5%	.6%	97.1%
Porch	1.5%	99.0%	1.7%	98.8%
Finish Grade	1.0%	100.0%	1.2%	100.0%

APPRAISER 31 DATE 2/6/03 YR FOR 03-04 % COMP. 45
 APPRAISER T-36 DATE 11/7/03 YR FOR 04-05 % COMP. N/C 45
 APPRAISER T19 DATE 1/10/05 YR FOR 05-06 % COMP. 100%
 APPRAISER _____ DATE _____ YR FOR _____ % COMP. _____

APPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST WHOLE NUMBER.
 REMEMBER THIS IS MERELY A GUIDE.

150
—
380
530

360

R52562 062W30DA05800 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code R31
 Situs Address 4412 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner PEREZ,ERNESTO &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 80,070 RMV Total: 148,560 M50 Total: 98,630

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1494 Eff Area 1494
 Length Width Roof Cover COMP Plumbing BATH2 Heat HP
 Fireplace Inter. Comp: H&F, Rng, DSP Bedrooms 3
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 69,960
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3GA Seg. # 1.2 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 5,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AC Seg. # 2.1 Method: R05 Class 3 Area 260 Eff Area 260
 Length 20 Width 13
 Year Built 2002 Eff. Year Built: 2002 Cond. P F A G E % Comp ___ Econ ___ RMV: 5,110
 Lump Sum _____ Except Code/Year _____ Comments all info in 756

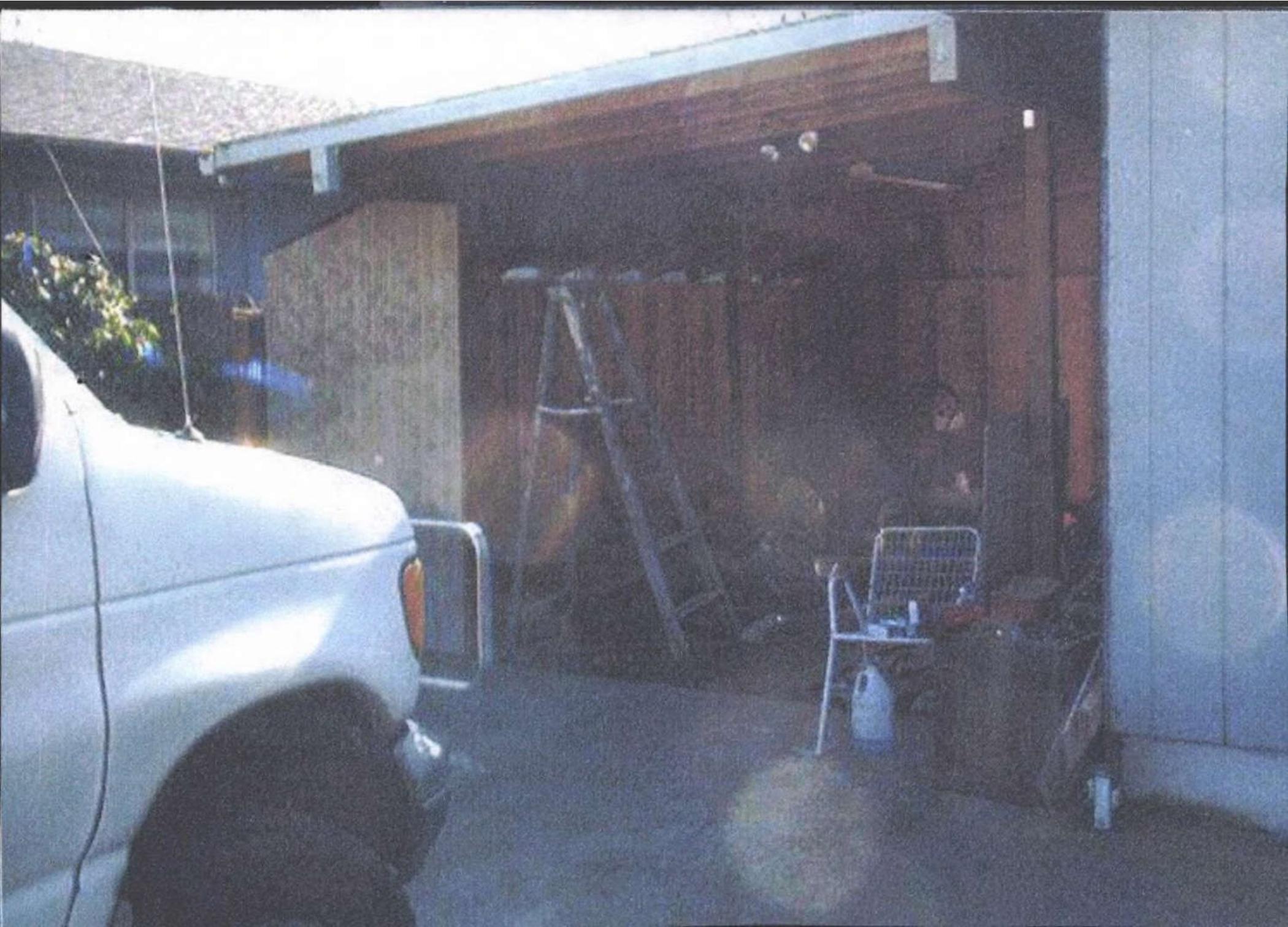
Out Buildings



2/5/03

R 52562

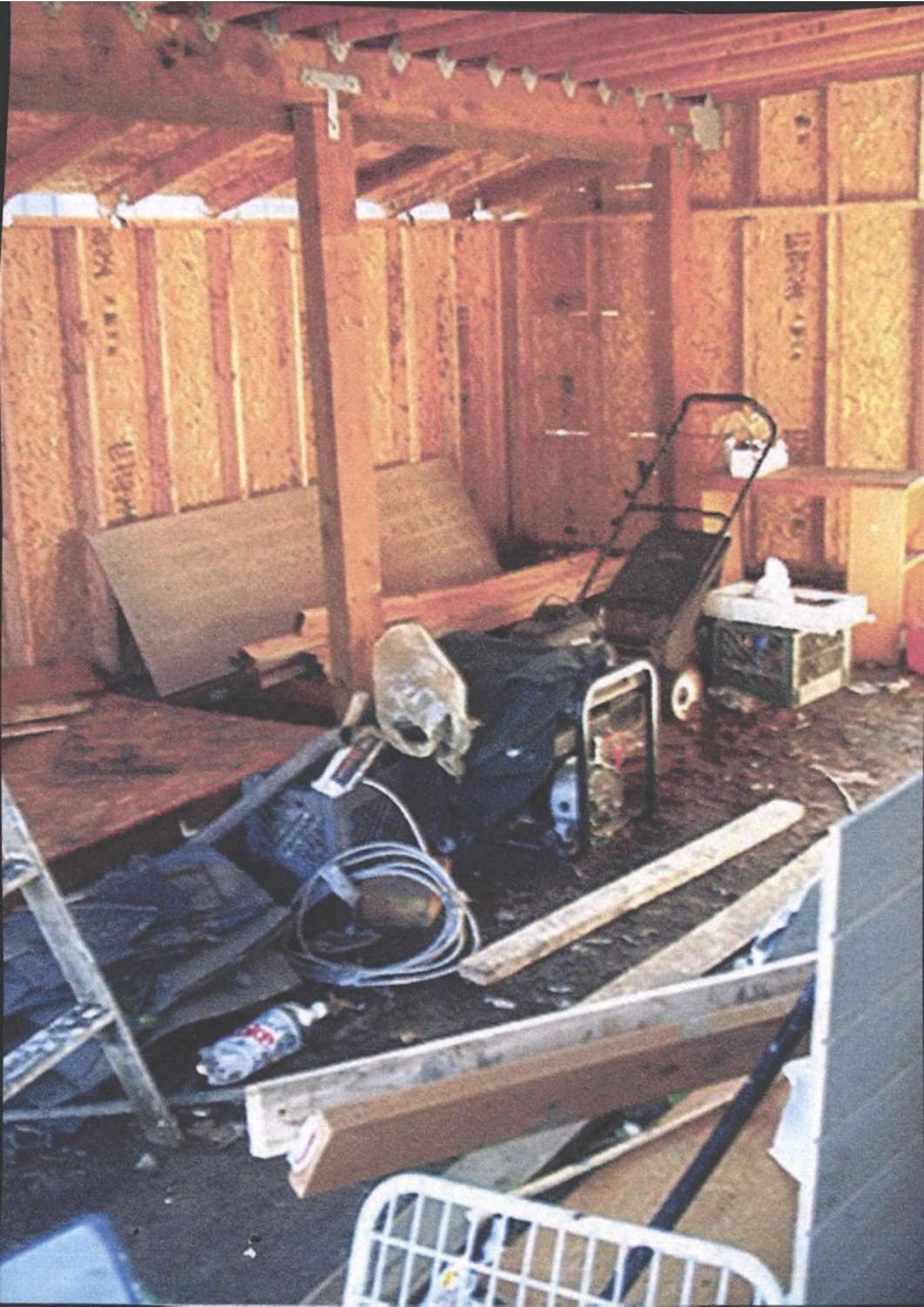
CARROT



2/5/53

R 52562

CARPENT



2/5/03

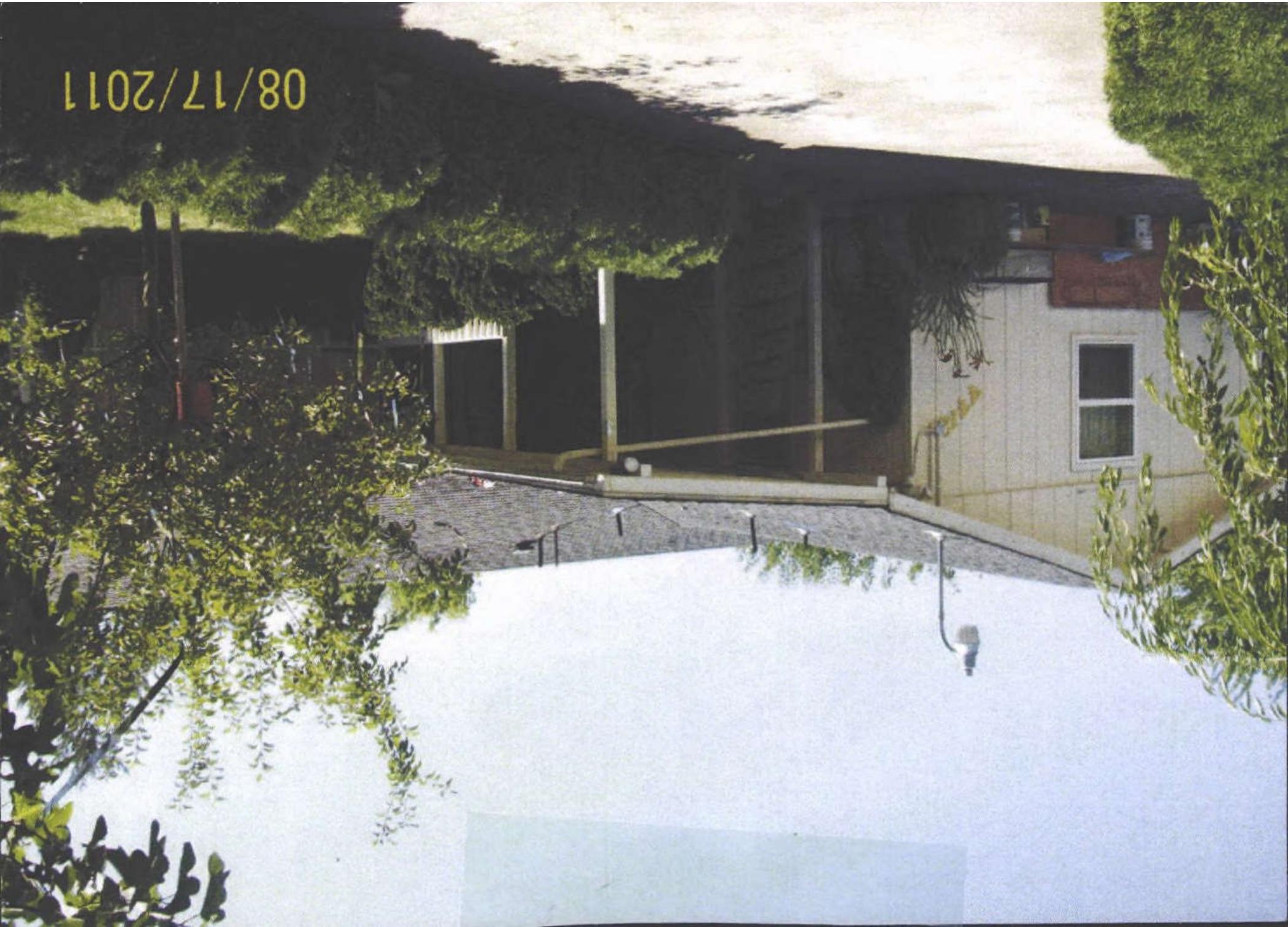
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CARPORT



+ 18'96

08/17/2011



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MA



08/17/2011

R 52562

AC