

Summary Lead Appr: **WWW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: _____

1/25/2024

Acct ID: 552563 MTL: 062W30DA05900 Date: **5/16/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4422 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127463 Year: 2024

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

Owner: CHAVEZ, ENRIQUE EDUARDO HERNANDEZ

Roll Type: R

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

AV: 142600

RMV Land: 83670 RMV Imp: 142620 RMV Total: 226290 MAV: 142600 MSAV: 0

SAV: 0

Comment:

Notations UPDATE INV

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

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 1092 % Complete: 100
 Desc: One Story Only **EYB: Extra updates** Dimensions: RMV: 142620 **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	1092	3	FB-1	1981	1981	KIT, ROOF, HVAC+, BATH - 1	Y N
Garage Attached	3	Finished	368	0	0	1981	1981	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



AGF MA 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05900

File No R52563

SUBJECT

Property Address 4422 DOVER AV NE

City SALEM

State OR

Zip 97305

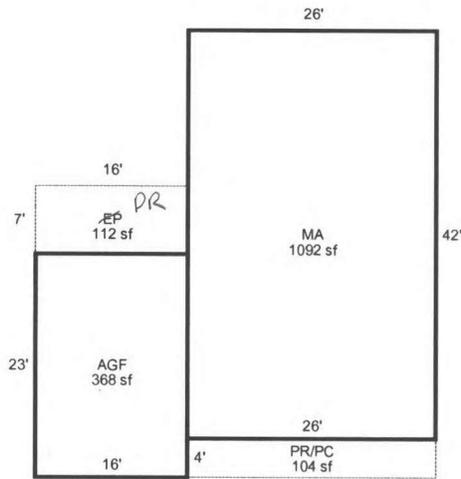
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA05900
R52563



CD

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1092	136	1092
P/P	PR/PC	1.00	104	60	
	EP	1.00	112	46	216
GAR	AGF	1.00	368	78	368

Comment Table 1

APEXED BY NRC 05/06/2009

Comment Table 2

Comment Table 3

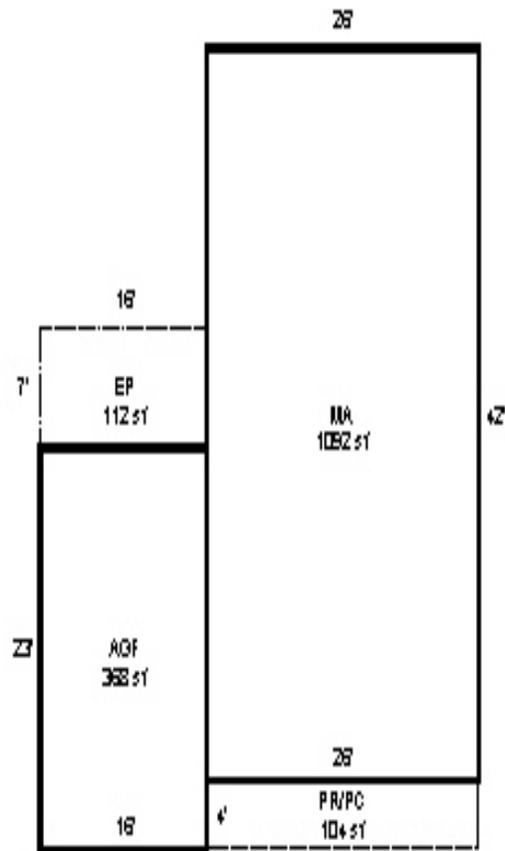
GHT sketch Cycle 13

Net LIVABLE Area

(Rounded w/ Factors)

1092

062W30DA05900
R52563



CD

R52563

30DA062W
062W-30DA-05900 72571-150
131 (411) 0-4H F41 024-00-21-4
POOLE, TIMOTHY D & ALISA M ET AL

.17 ACRES
LABISH VILLAGE LOT 3 BLK 9

4422 DOVER AV NE
V1156P0122RD

07/27/95

R52563

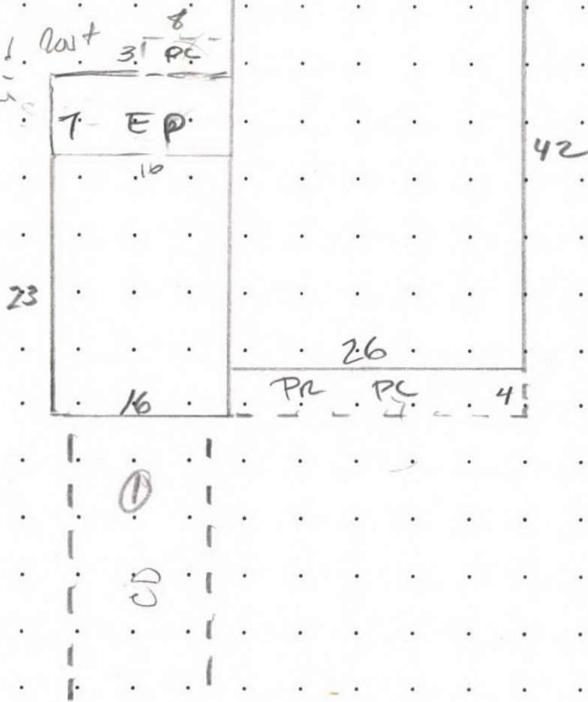
3-000-49251-01291-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72571-000

MAP NO. 30DA-6-2W 5900



2x4
Slope/Sheat
Core Floor



4421 Dover Ave NE

MEASUREMENT VERIFIED

REMARKS: B17 1981 +

DATE	BY
12-21-81	DRG
12-10-87	76DN
1-19-96	22/JL
10-20-05	OP32
8-17-11	19 sup

NU-recalc

R52563 062W30DA05900 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31
 Situs Address 4422 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner HERNANDEZ, ENRIQUE &

Notes: LCB w/son - son returned call.
 Tags Cycle Sales Verification Other: _____

RMV Land: 68,490 RMV Imp: 75,250 RMV Total: 143,740 M50 Total: 98,290
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1092 Eff Area 1092
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: H&F;RNG;DW Bedrooms 2 3
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 57,080
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF Seg. # 1.2 Method: R05 Class 3 Area 368 Eff Area 368
 Length 23 Width 16 Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 12,630
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type EP Seg. # 1.3 Method: F;LS Class Area 112 Eff Area 112
 Length 16 Width 7
 Year Built 1996 Eff. Year Built: 1996 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,540
 Lump Sum _____ Except Code/Year _____ Comments gone
now just a PR, part of YI

Seg.Type YI3A Seg. # 1.4 Method: R05 Class Area 1 Eff Area 1
 Length Width
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 4,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

R52563 062W30DA05900 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4422 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner HERNANDEZ, ENRIQUE &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 75,250 RMV Total: 143,740 M50 Total: 98,290

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	0.17		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 9-8-11 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 _____
- Reviewed by lead appraiser/comments _____



CHEVROLET

08/17/2011

R52563



1 19 '96