

Acct ID: 552564 MTL: 062W30DA06000 Date: slubhy Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 4432 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127464 Year: 2024

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

Owner: SANDOVAL, JOSE A & SANDOVAL, CAROLINA L Roll Type: R
 Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 91980
 RMV Land: 83670 RMV Imp: 112910 RMV Total: 196580 MAV: 91980 MSAV: 0 SAV: 0
 Comment:

Update inv, add mp & tti
 INPUT GRH 05.22.24

Notations

No notation data available.

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: 1950 Eff Year Blt: 1950 Sq.Ft: 794 % Complete: 100
 Desc: One Story Only *E / Ripdated window, roof, paint* Dimensions: RMV: 92500 *I/U*
 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	794	2	FB-1	1950	1950	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Carport Detached	2	Unfinished	256	0	0	2005	2005	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	44	1950	884	1	Y N
YARD IMPROVEMENTS FAIR	3	1	1950	6231	1	Y N

Bldg: 2 Code Area: 92411 Stat Class: 138 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 18800
 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
Garage Detached	3	Unfinished	336	0	0	1950	1950	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92411 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 1610
 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	5	Finished	120	0	0	2000	2000		Y N

GONE

Accessories

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

Bldg: 4 Code Area: 92411 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 40 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

N/C

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	40	0	0	0	0	Exception: Y N
Accessories								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

MP, 351, 14x15, class 5, Avg pkg New 2016 EYB

LTH, 355, 10x14, EYB 2007, since last appraisal.



AC DGU 05.16.24



MA 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06000

File No R52564

SUBJECT

Property Address 4432 DOVER AV NE

City SALEM

State OR

Zip 97305

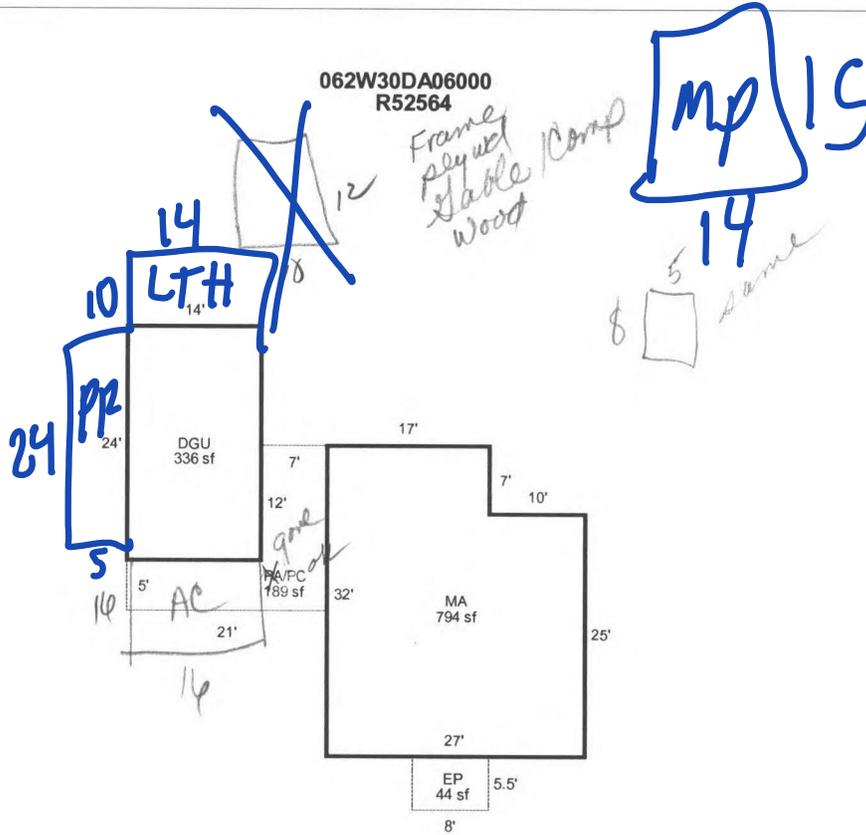
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

APEX UPDATED



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	794	118	794
P/P	PA/PC	1.00	189	76	
	EP	1.00	44	27	233
GAR	DGU	1.00	336	76	336
Net LIVABLE Area (Rounded w/ Factors)					794

Comment Table 1

APEXED BY NRC 05/06/2009

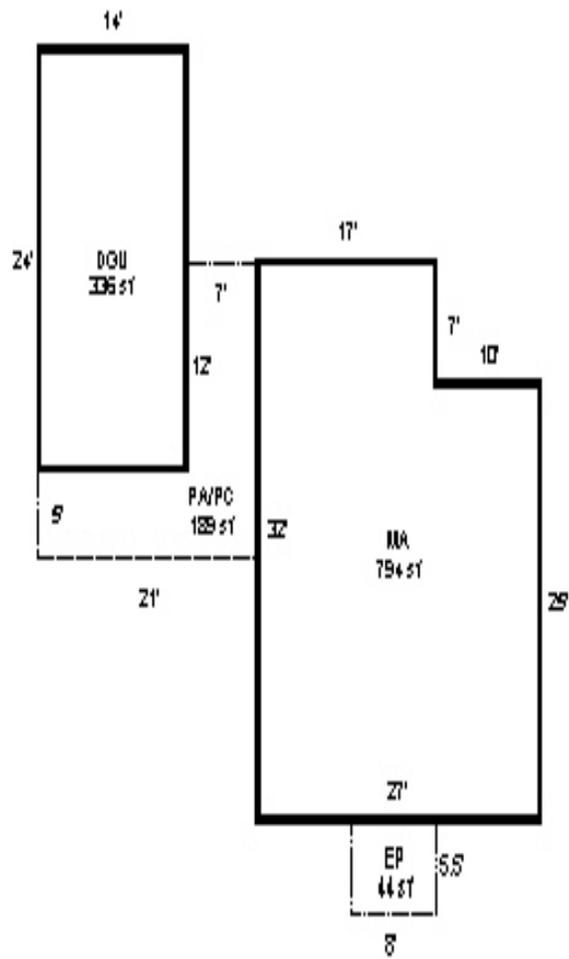
Comment Table 2

GPH 5/16/24

Comment Table 3

Cycle L3

062W30DA06000
R52564



R52564

30DA062W
062W-30DA-06000 72571-160
131 (411) 0-4H F31 024-00-21-4
SANDOVAL, JOSE A & CAROLINA L

.17 ACRES
LABISH VILLAGE LOT 4 BLK 9

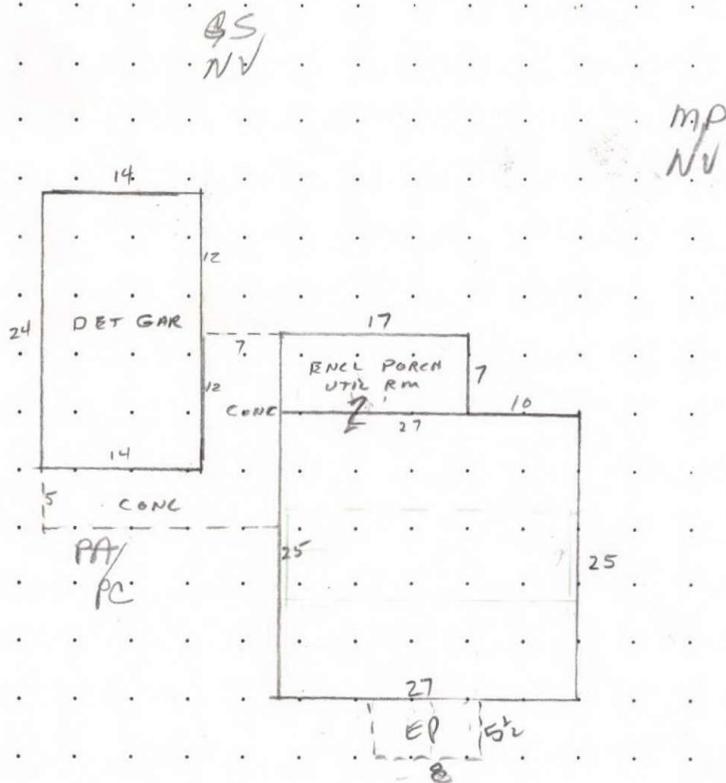
4432 DOVER AV NE
V0773P0237RD

07/27/95

R52564 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72571-160

MAP NO. 30DA-6-2W



4432 DOVER AVE NE, LABISH

MEASUREMENT VERIFIED		REMARKS: MOVED TO THIS LOT REMODELLED 1980/81
DATE	BY	
5-22-81	DN/OP	675# 225# UNFIN ATTIC (EST)
12-10-87	76DN	
1-19-96	22/JL	
10-20-05	OP/32	NV-recalc
8-17-11	19/SUP	

R52564 062W30DA06000 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31
 Situs Address 4432 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner SANDOVAL, JOSE A & CAROLINA L

Tags _____ Cycle 393-7728, add DC, & MP's Sales Verification _____ Other: _____

Notes: _____

RMV Land: **68,490** RMV Imp: **49,830** RMV Total: **118,320** M50 Total: **62,680**

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 794 Eff Area 794
 Length _____ Width _____ Roof Cover ARCMP Plumbing BATH1 Heat BB zonal
 Fireplace Hrth-P Inter. Comp: Rng, H+F, Bedrooms 2
 Year Built 1950 Eff. Year Built 1950 Cond. P F (A) G E
 Adj Codes RLCM3 Qty 3 % Comp _____ Func _____ Econ _____ RMV: 36,750
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type EP Seg. # 1.2 Method: F;LS R05 Class 3 Area 44 Eff Area 44
 Length _____ Width _____
 Year Built _____ Eff. Year Built: _____ Cond. P F A G E % Comp _____ Econ _____ RMV: 400
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type YI3F Seg. # 1.3 Method: R05 Class _____ Area 1 Eff Area 1
 Length _____ Width _____
 Year Built _____ Eff. Year Built: _____ Cond. P F A G E % Comp _____ Econ _____ RMV: 3,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type DGU Seg. # 2.1 Method: R05 Class 3 Area 336 Eff Area 336
 Length 24 Width 14 Foundation conc Ex. Wall Shale Roof Cover ARCMP
 Roof Style Gable Floor conc Plumbing _____
 Heat _____ Int. Comp. _____ Elect. _____ Yr. Blt. 1950 Eff. Yr. Blt: 1950
 Cond. P F (A) G E Adj. Codes RLCM3 % Comp _____ Func _____ Econ _____ RMV: 9,680
 Lump Sum _____ Except Code/Year _____ Comments _____

R52564 062W30DA06000 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4432 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner SANDOVAL, JOSE A & CAROLINA L
 Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 68,490 RMV Imp: 49,830 RMV Total: 118,320 M50 Total: 62,680

Segment	MP	MP	DC				Land
Class	5	5	2				
Dim/Size	10x12 = 120	8x5 = 40	16x16 = 256				
Foundation	Frame	Frame	Post				
Exter Wall	Plywd	Plywd					
Wall Height							
Inter Finish							
Roof Cover	Comp	Comp	Metal				
Roof Style	Gable	Gable	Shed				
Flooring	Wood	Wood					
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	2000		2005				
Cond.	A		A				
% Good							
% Comp	100						
Lump Sum		< 100 \$					
Except. Code	12 RNEW	N/V	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 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 Sue 9/12/11
- Reviewed by lead appraiser/comments _____



4432

08/11/2011

R 52564



08/17/2011

R52564

DGU + DC



08/17/2011

R52564

10 x 12 MP



08/17/2011

R 52564

8x5 MP



08/17/2011

R52564

N/V



SCU 498

1.19.96