

Acct ID: 552565 MTL: 062W30DA06100 Date: 5/16/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 4442 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127465 Year: 2024

Last Date Appraised: 09/12/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: DOWNER, STEVEN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 103060
 RMV Land: 83670 RMV Imp: 110910 RMV Total: 194580 MAV: 103060 MSAV: 0 SAV: 0
 Comment:

UPDATE INV

Notations No notation data available. INPUT GRH 05.22.24

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: 1949 Eff Year Blt: 1969 Sq.Ft: 924 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 90960
 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	924	2	FB-1	1949	1969	KIT-, ROOF, HVAC+, BATH - 1	Y N

Accessories

y's 3 Awning Add EP 12x6 as new, EYB: 1969

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	200	1949	429	1	Y N
PATIO	3	30	1969	120	1	Y N
PATIO	3	45	1969	180	1	Y N
ROOF EXTENSION OR PATIO COVER	3	30	1969	635	1	Y N
ROOF EXTENSION OR PATIO COVER	3	72	1969	1524	1	Y N

Bldg: 2 Code Area: 92411 Stat Class: 138 Year Blt: 1949 Eff Year Blt: 1969 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 19950
 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	376	0	0	1949	1949	ROOF	Y N

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 DGU 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06100

File No R52565

Property Address 4442 DOVER AV NE

City SALEM

State OR

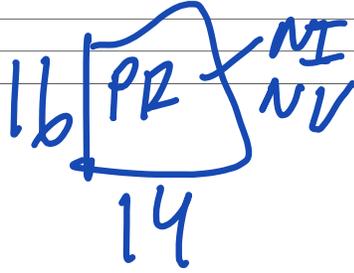
Zip 97305

Owner

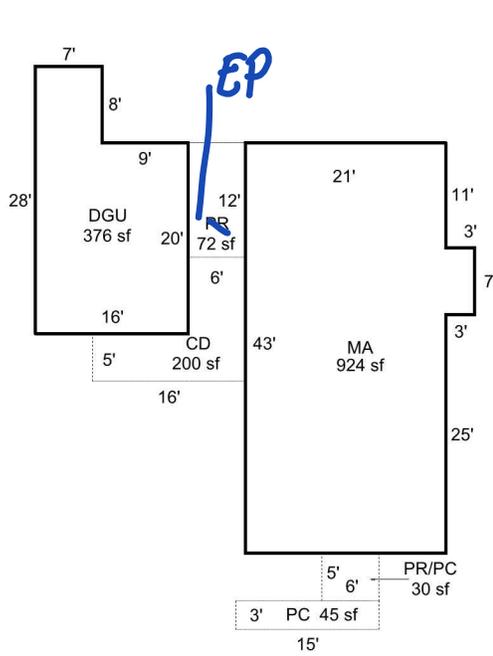
Client

Appraiser Name

SUBJECT



IMPROVEMENTS SKETCH



R52565
062W30DA06100
SCALE=1:20



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	924	134	924
GAR	DGU	1.00	376	88	376
YI1	PR	1.00	72	36	
	PR/PC	1.00	30	22	
	PC	1.00	45	36	147

Comment Table 1

APEXED BY NRC 05/06/2009
UPD BY PH 01.31.20

Comment Table 2

09.12.19 WV #06

Comment Table 3

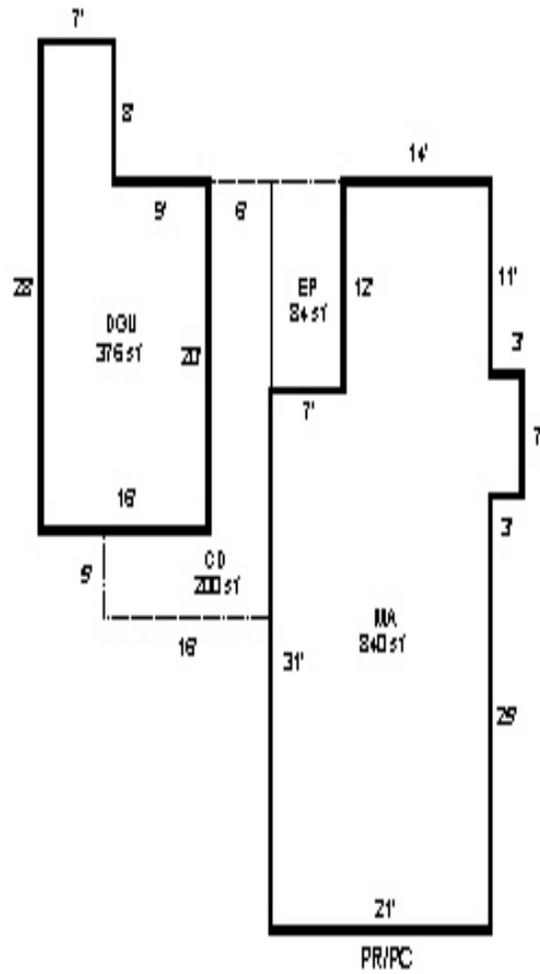
CYCLE/S.V.

GRH 5/16/24 Cycle L3

Net LIVABLE Area (rounded w/ factors) 924

062W30DA06100

R52565



R52565

30DA062W

062W-30DA-06100

72571-170

131 (411) 0-4H F31 024-00-21-4

ANDRESEN, PAUL A & LILLIAN-TRUST

<MILLER, PAUL A & DORLEIN E

.17 ACRES

LABISH VILLAGE LOT 5 BLK 9

4442 DOVER AV NE

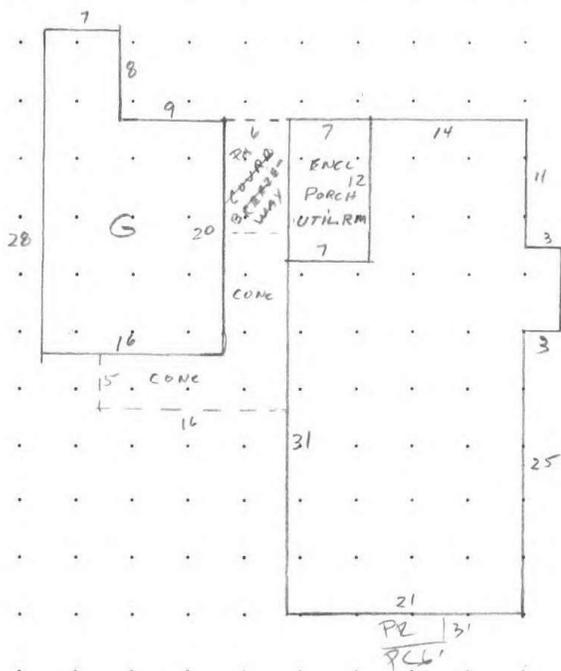
V0950P0414RD V1172P0731TR 07/27/95

R52565

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72571-170

MAP NO. 30DA-6-2W



4442 DOVER AVE. NE, LABISH

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	Moved REMOVED 1980/81
5-22-81	①2707	840 #
12-10-87	76 DM	
1-23-96	22 PL	840 #
10-20-05	JP32	NU - Recale
8-17-11	19 Sup	
9-12-19	T06	SV Pictom MLS from office

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06100

File No R52565

SUBJECT

Property Address 4442 DOVER AV NE

City SALEM

State OR

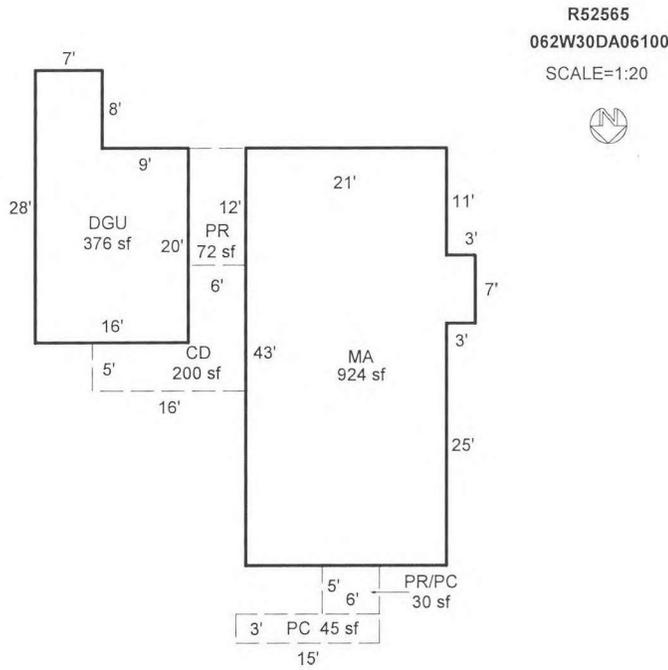
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	924	134	924
GAR	DGU	1.00	376	88	376
YI1	PR	1.00	72	36	
	PR/PC	1.00	30	22	
	PC	1.00	45	36	147

Comment Table 1

APEXED BY NRC 05/06/2009
UPD BY PH 01.31.20

Comment Table 2

09.12.19 WV #06

Comment Table 3

CYCLE/S.V.

Net LIVABLE Area (rounded w/ factors) 924

R52565 062W30DA06100 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31
 Situs Address 4442 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner MILLER, PAUL R &

Notes: Tags NOH LCB Cycle NPL Sales Verification assume Other: see note on bottom

RMV Land: 68,490 RMV Imp: 43,710 RMV Total: 112,200 M50 Total: 59,180
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 840 Eff Area 840 924
 Length Width Roof Cover COMP Plumbing BATH1 924 Heat BB Zonal
 Fireplace Inter. Comp: Rng. H+F, DW Bedrooms 2
 Year Built 1949 Eff. Year Built 1922 1969 Cond. P F (A) G E
 Adj Codes RLCM3;R3 QLTY Qty 3 % Comp ___ Func ___ Econ ___ RMV: 31,530
 Lump Sum ___ Except Code/Year 12 RMA/ins Comments new windows, roof, breezeway

Accessory Improvements

Seg.Type CD Seg. # 1.2 Method: R05 Class Area 200 Eff Area 200
 Length Width
 Year Built 1949 Eff. Year Built: 1949 Cond. P F A G E % Comp ___ Econ ___ RMV: 630
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type EP Seg. # 1.3 Method: F;LS Class Area 84 Eff Area 84
 Length 12 Width 7
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 665
 Lump Sum ___ Except Code/Year ___ Comments now part of Rev

Out Buildings

Seg.Type DGU Seg. # 2.1 Method: R05 Class 3 Area 376 Eff Area 376
 Length Width Foundation Conc Ex. Wall Shake Roof Cover METAL Bkenam
 Roof Style Gable Floor Plumbing Yr. Blt. 1949 Eff. Yr. Blt: 1949
 Heat Int. Comp. Elect. Cond. P F (A) G E Adj. Codes RLCM3 % Comp ___ Func ___ Econ ___ RMV: 10,880
 Lump Sum ___ Except Code/Year ___ Comments ___

2000 there were 4 permits taken out, Elec. Mech, Plbg + Bldg. This is also when present owners got clear title to the property. Going to assume new plumbing for kitchen & bath, new wiring, new heating system & the Breezeway was added. Some was GOMAR, some up grading. Unable to phone owner as they have no phone listed.

R52565 062W30DA06100 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4442 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner MILLER, PAUL R &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 43,710 RMV Total: 112,200 M50 Total: 59,180

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

ROUTING SLIP

Date 9-8-11 Clerk Jone

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 Jone 9/12/11
- Reviewed by lead appraiser/comments _____

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52565 062W30DA06100

Imp 1 Of 2

Owners Name: MILLER, PAUL R &

Nbhd:LE.RUR

Living Area/Value : 840 / \$27,410

- | | | | |
|-----------------|---------------|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$28,715 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$28,720 |
| 6. Comment | : | | |

- - Improvement Segments - -

Seg ID	Type - Description	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	840+	R05	\$27,410
S2	CD - CONCRETE DRIVE		200	R05	\$640
S3	EP - ENCLOSED PORCH		84	F;LS	\$665
Totals:			840		\$28,715

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit: ___

R52565 062W30DA06100 Prop Class: 401 Prop Code: F31 Fran: 11 Appr #: _____ Date: _____

Situs Address 4442 DOVER AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner DOWNER,STEVEN Pictom Other: _____

RMV Land: 36,780 RMV Imps: 88,640 RMV Total: 125,420 M50 Total: 88,930 For: 2019-2020

Notes: _____

Segment	PR	PC	PR	PC				Land
Class								
Dim/Size	12x6	15x3	6x5	6x5				
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1969	1969	1969	1969				
Cond.								
% Good								
% Comp								
Lump Sum								
Except.Code	1/0	1/0	1/0	1/0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.17		
2	ON SITE DEVELOPMENT	OSDA.URB			

Eff Acres Companion Accounts

Zone: RS

Date: 9/19/19 Clerk: Chui Routing Slip Clerk Comments: _____

Appraiser Response: OK @ 9/20/19

Return to appraiser after input Review by lead appraiser 9/19/2019 (31)

R52565 062W30DA06100 Prop Class: 401 Prop Code: F31 Fran: 11

Appr #: T06 Date: 9/12/19

Situs Address 4442 DOVER AVE NE

TTO LCB Insp

Cycle Tags Farm Forest

Sales Verif

Owner DOWNER,STEVEN

Pictom

Other: _____

RMV Land: 36,780

RMV Imps: 88,640

RMV Total: 125,420

M50 Total: 88,930

For: 2019-2020

Notes: measured by pictometry inventory by MCS 746037

Seg: 1.1 MA

RESIDENTIAL

Method: R05

Roof Cover: BKENAM

Int Comp: RNG;H&F;DW

Adj: RLCM3

Class: 3

Roof: gable

Area: 924

Eff: 924

Flooring:

Dimens: x

Plumbing: BATH1

Electrical:

Qty: _____

Found: pier

Heat/AC: ZONAL AC

Bedrooms: 2

% Comp: _____

Ex Wall:

Fireplace:

Year: 1949 Eff: 1969

Adj: _____

AddFactor1:

AddFactor2:

AddFactor3:

RMV: 71,380

Exc Code: 1/0

Comment/Adj: _____

L/S: _____

Accessory Improvements

Seg: 1.2 CD

RESIDENTIAL

Method: R05

Roof Cover:

Int Comp:

Adj:

Class:

Roof Style:

Area: 200

Eff: 200

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp: _____

Found:

Heat/AC:

Bedrooms:

Adj: _____

Ex Wall:

Fireplace:

Year: 1949 Eff: 1949

RMV: 710

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code: _____

Comment/Adj: _____

L/S: _____

Out Buildings

Seg: 2.1 DGU

DETACHED GARAGE

Method: R05

Roof Cover: BKENAM

Int Comp:

Adj: RLCM3

Class: 3

Roof Style: GABLE

Area: 376

Eff: 376

Flooring:

Dimens: x

Plumbing:

Electrical:

% Comp: _____

Found: CONC

Heat/AC:

Bedrooms:

Func: _____

Ex. Wall SHAKE

Fireplace:

Year: 1949 Eff: 1949

Value: 16,550

AddFactor1:

AddFactor2:

AddFactor3:

Exc Code: _____

Comment/Adj: _____

L/S: _____



4442

08/17/2011

R52565

MA



08/17/2011

R52565

DGU



122'96