

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

Acct ID: 552566 MTL: 062W30DA06200 Date: **5/16/24 GRH** Prop Class: 401 RMV Prop Class: 401  
Situs: 4452 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127466 Year: 2024

Last Date Appraised: 02/24/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: LUCAS, JESSE L W & LUCAS, JENNIFER V Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 94490

RMV Land: 83670 RMV Imp: 82340 RMV Total: 166010 MAV: 94490 MSAV: 0 SAV: 0

Comment: LEVEL 3 2.24.21 JS29//

*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: 121 Year Blt: 1954 Eff Year Blt: 1960 Sq.Ft: 858 % Complete: 100  
 Desc: One Story Only *BYB updated Roof & window* Dimensions: RMV: 63260  
 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	2	Finished	858	2	FB-1	1954	1960	KIT, ROOF, HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	2	16	1960	62	1	Y N
PATIO	2	112	1960	431	1	Y N
ROOF EXTENSION OR PATIO COVER	2	16	1960	325	1	Y N
ROOF EXTENSION OR PATIO COVER	2	112	1960	2274	1	Y N

Bldg: 2 Code Area: 92411 Stat Class: 138 Year Blt: 1954 Eff Year Blt: 1974 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements *BYB - window & roof* Dimensions: RMV: 19080  
 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	1954	1974	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.

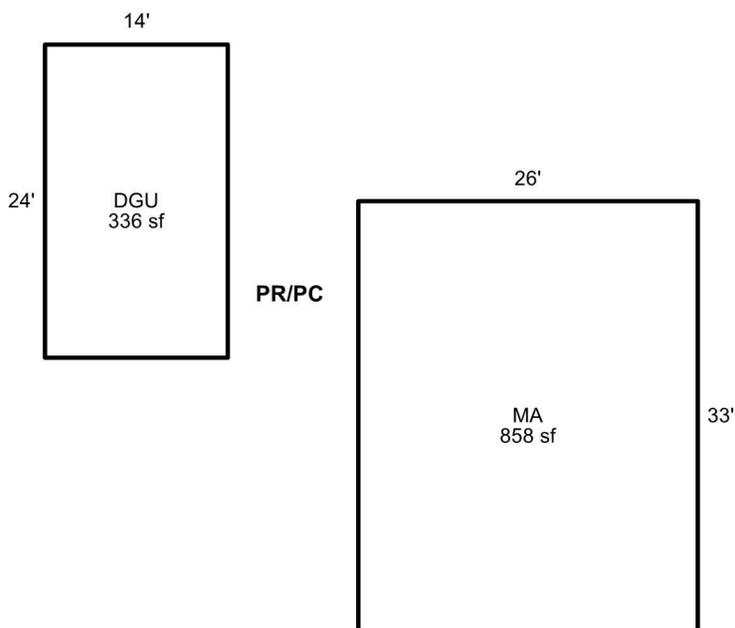
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R52566 Parcel No.: 062W30DA06200  
 Property Address: 4452 DOVER AV NE  
 City: SALEM County: State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**062W30DA06200**  
**R52566**



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	858.0	118.0	858.0
GAR	DGU	1.0	336.0	76.0	336.0

### COMMENT TABLE 1

APEXED BY NRC 05/06/2009

### COMMENT TABLE 2

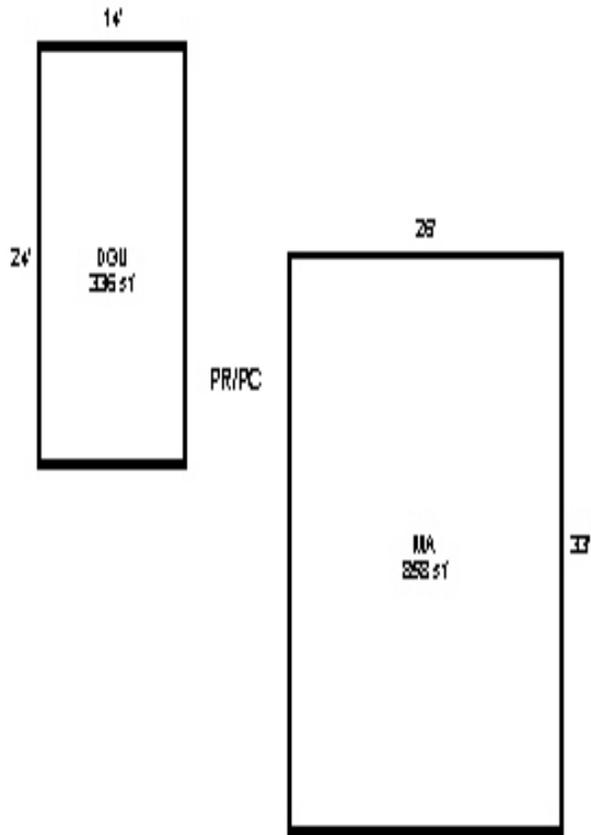
GAR 5/16/24

### COMMENT TABLE 3

Cycle L3

Net LIVABLE                      cnt                      1                      (rounded)                      858

062W30DA06200  
R52566





MA DGU 05.16.24



R52566

30DA062W  
062W-30DA-06200 72571-180  
131 (411) 0-4H F31 024-00-21-4  
ANDRESEN, PAUL A & LILLIAN-TRUST  
<MILLER, PAUL R & DORLEIN E  
.17 ACRES  
LABISH VILLAGE LOT 6 BLK 9

4452 DOVER AV NE  
V0950P0415RC V1172P0733TR 07/27/95

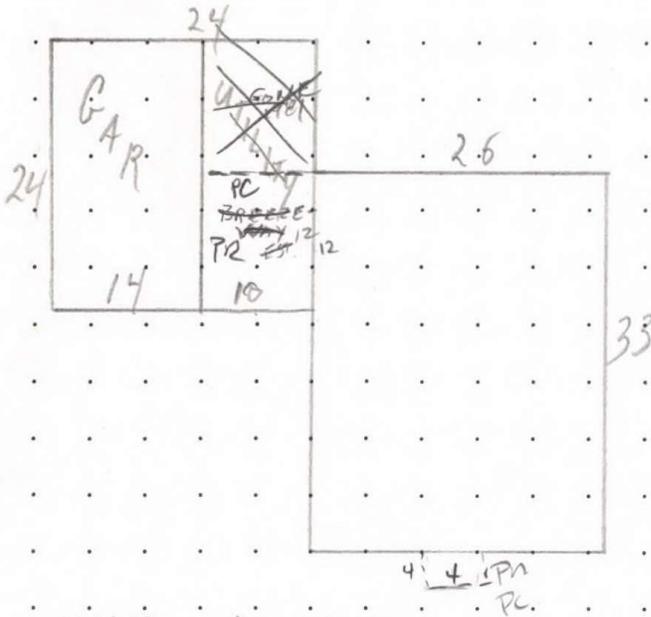
RS2566

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~6288 000~~ 72571-180

MAP NO. 30PA-6-2W

26 x 33 = 858



4452 DOVER

MEASUREMENT VERIFIED	DATE	BY
	2-9-68	HOKSTAD
	10-13-70	LEITH
	12-10-87	76 DN
	1-22-96	RD
	10-20-05	JP32
	8-17-11	14 sup
	2-24-11	me

REMARKS:  
 858  
 verified  
 NU-recalc

Built 1954  
 1968 #7500

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06200

File No R52566

SUBJECT

Property Address 4452 DOVER AV NE

City SALEM

State OR

Zip 97305

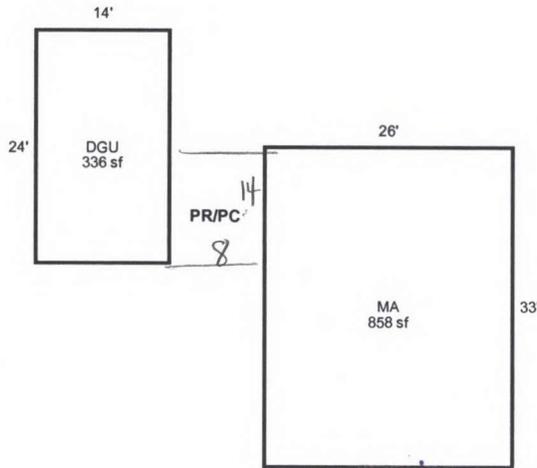
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA06200  
R52566



4  
4.5 PR/PC

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	858	118	858
GAR	DGU	1.00	336	76	336

### Comment Table 1

APEXED BY NRC 05/06/2009

### Comment Table 2

### Comment Table 3

2-24-21 29JS TAGS L3

Net LIVABLE Area

(Rounded w/ Factors)

858

R52566 062W30DA06200 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F21  
 Situs Address 4452 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: 38,850 RMV Total: 107,340 M50 Total: 64,400

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 10/19/11 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 11/4/11

Reviewed by lead appraiser/comments \_\_\_\_\_

R52566 062W30DA06200 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F21  
 Situs Address 4452 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: 38,850 RMV Total: 107,340 M50 Total: 64,400  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 2 Area 858 Eff Area 858  
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST  
 Fireplace HRTH-P Inter. Comp: Rng, Bedrooms 2  
 Year Built 1954 Eff. Year Built 1926, 1960 Cond. P F (A) G E  
 Adj Codes RLCM2 Qty 2+ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 27,200  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments no updates since renters moved in  
mech. permit in 2006 - assume new heating  
system.

**Accessory Improvements**

Seg.Type Y12A 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: 2,000  
 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 Shake Roof Cover COMP Bkenam  
 Roof Style Hip Floor Conc Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1954 Eff. Yr. Blt: 1942  
 Cond. P F (A) G E Adj. Codes RLCM3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 9,650  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

R52566 062W30DA06200 Prop Class: 401 Prop Code: F21 Fran: 06 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 4452 DOVER AVE NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest  
 Owner LUCAS, JESSE L W &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 49,000 RMV Imps: 67,680 RMV Total: 116,680 M50 Total: 86,480 For: 2021-2022

Notes: \_\_\_\_\_

Segment	PRA	PC	PRA	PC				Land
Class								
Dim/Size	8x14	8x14	4x4	4x4				
Foundation								
Exter Wall								
Wall Height								
Inter Finish								
Roof Cover								
Roof Style								
Flooring								
Plumbing								
Electric								
Misc.								
Yr Blt								
Eff Yr	1960	1960	1960	1960				
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	005	0.17		
2	ON SITE DEVELOPMENT	OSDA.URB			

Eff Acres Companion Accounts

Zone: RS

**Routing Slip**

Date: 3/11/21 Clerk: Chris Clerk Comments: \_\_\_\_\_

Appraiser Response: OK @

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R52566 062W30DA06200 Prop Class: 401 Prop Code: F21 Fran: 06 Appr #: 06/29 Date: 2-24-21

Situs Address 4452 DOVER AVE NE  TTO  LCB  Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LUCAS, JESSE L W &  Pictom Sales Verif Other: \_\_\_\_\_

RMV Land: 49,000 RMV Imps: 67,680 RMV Total: 116,680 M50 Total: 86,480 For: 2021-2022

Notes: M190 - work - update Trm:

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: COMP *bkenam* Int Comp: RNG Adj: RLCM2  
 Class: 2 Roof Style: hip  
 Area: 858 Eff: 858 Flooring: Plumbing: BATH1 Electrical: Qty: \_\_\_\_\_ ✓  
 Dimens: x Heat/AC: ST Bedrooms: 2 % Comp: \_\_\_\_\_  
 Found: Ex Wall: lap Fireplace: Year: 1954 Eff: 1960 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 46,720  
 Exc Code: 1/0 Comment/Adj: L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.2 Y12A RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 1 Eff: 1 Flooring: delete  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1960 RMV: 4,900  
 AddFactor1: AddFactor2: AddFactor3: PR-PC 1948  
 Exc Code: Comment/Adj: break into segs PR-PC 4x4 L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 2.1 DGU DETACHED GARAGE**  
 Method: R05 Roof Cover: BKENAM Int Comp: Adj: RLCM3 ✓  
 Class: 3 Roof Style: HIP  
 Area: 336 Eff: 336 Flooring: CONC  
 Dimens: 24 x 14 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: CONC Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex. Wall SHAKE Fireplace: Year: 1954 Eff: 1954 Value: 16,060  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: Comment/Adj: L/S: \_\_\_\_\_

**R52566 MA**

**Tags 2-24-21**





08/17/2011

DGU & MA

R52566



1:22'96

6200 300A 6200