

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

Acct ID: 552567 MTL: 062W30DA06300 Date: **5/16/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
Situs: 4462 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127467 Year: 2024

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

Owner: DURAN, RUDOLFO Roll Type: R  
**Circle** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB **TTO** INSP AV: 82910

RMV Land: 83670 RMV Imp: 114230 RMV Total: 197900 MAV: 82910 MSAV: 0 SAV: 0  
Comment: **Alert Added**

Notations  
No notation data available. **update Inv, add mp I/O**

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: **1973** Sq.Ft: 1190 % Complete: 100  
 Desc: One Story Only **EYB: Updated window + roof door** Dimensions: RMV: 114230 **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	1190	3	FB-1	1949	1949	BATH - 1, KIT, HVAC, ROOF	Y N
Garage Attached	3	Unfinished	280	0	0	1949	1949	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1949	6138	1	Y N

Improvements - Accessory Buildings  
 No improvement data available for all other stat class types.

**341,5,mp,20X10,I/O, Avg pkg.**  
**EYB-2007**  
**Since last appraised**



MA AGU 05.16.24

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA06300

File No R52567

SUBJECT

Property Address 4462 DOVER AV NE

City SALEM

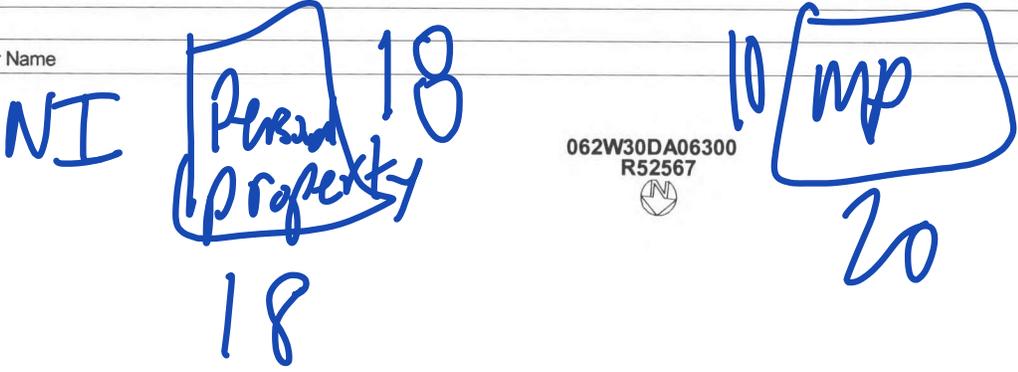
State OR

Zip 97305

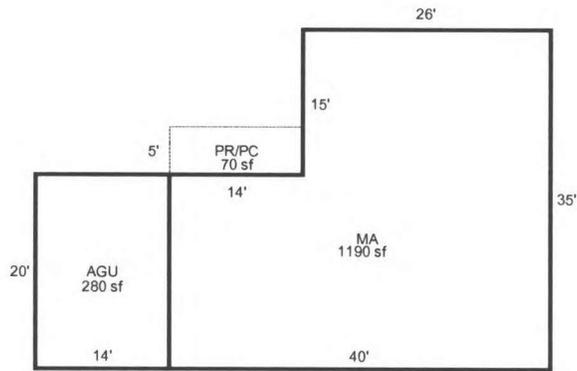
Owner

Client

Appraiser Name



IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1190	150	1190
P/P	PR/PC	1.00	70	38	70
GAR	AGU	1.00	280	68	280

### Comment Table 1

APEXED BY NRC 05/06/2009

### Comment Table 2

GRH  
5/16/24

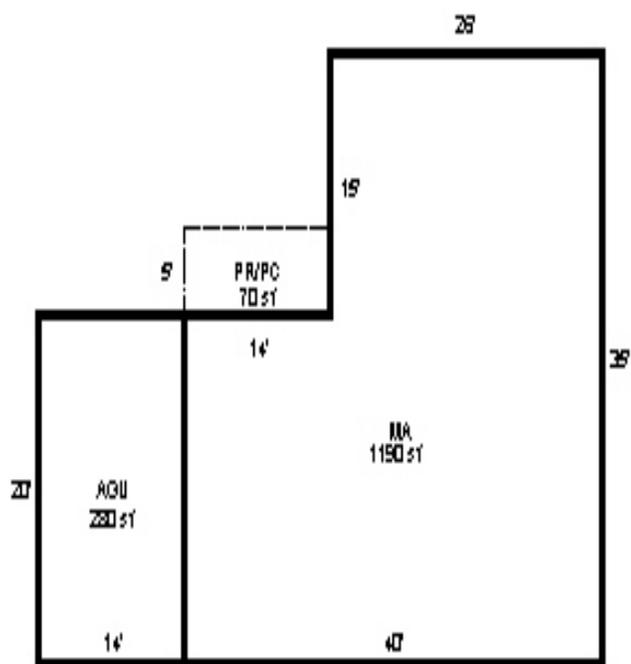
### Comment Table 3

cycle  
L3

Net LIVABLE Area (Rounded w/ Factors) 1190

062W30DA06300

R52567





08/22/2011



08/22/2011

R52567

30DA062W  
062W-30DA-06300  
131 (411) 0-4H F21  
HAMMOND, BILLY R

72571-190  
024-00-21-4

.17 ACRES  
LABISH VILLAGE LOT 7 BLK 9

4462 DOVER AV NE  
V1016P0371RD V1163P0576DC 07/27/95

R52567

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~6289-000~~ 72571-190

MAP NO. 30DA-6-2W - 6300

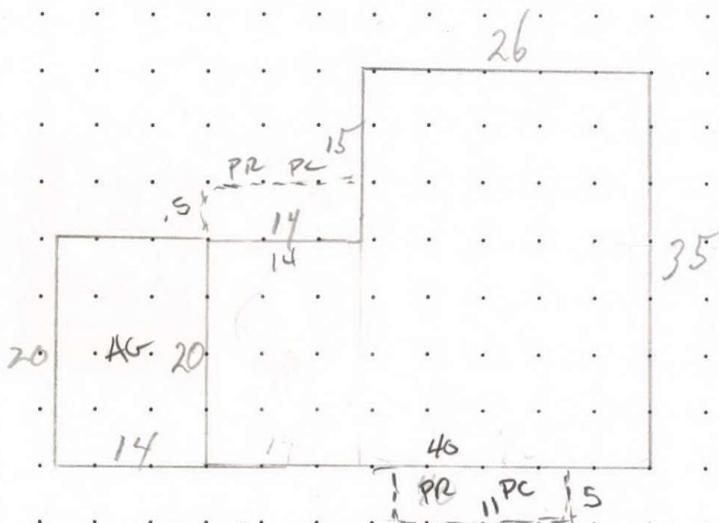
26 X 35 = 910

14 X 20 = 280

1190

ch 1 no value

(2)



4462 DOVER

MEASUREMENT VERIFIED

REMARKS:

DATE	BY
1-16-69	HOLSTAD
10-12-70	LEITH
12-10-87	76 DN
1-22-96	22AL
10-20-05	JP32

1236  
1190  
NU-Recalc

Built 1949

Remod 62-68

R52567 062W30DA06300 Appr #: 19 Date 8-17-11 Prop Class 401 Prop Code F31  
 Situs Address 4462 DOVER AV NE Franchise Code 19 Year For: 2011-2012  
 Owner INVESTORS MORTGAGE COMPANY

Notes: owner refuses access to back yard, says pit bull in back yard  
 Tags Cycle Sales Verification Other: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 54,550 RMV Total: 123,040 M50 Total: 56,510  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1190 Eff Area 1190  
 Length Width Roof Cover COMP Plumbing BATH1 Heat FA  
 Fireplace Inter. Comp: Lng, H+H, DW Bedrooms 23  
 Year Built 1949 Eff. Year Built 1937/1949 Cond. P F (A) G E  
 Adj Codes RLCM3;R3 QLTY Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 43,290  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments new windows

Seg.Type AGU Seg. # 1.2 Method: R05 Class 3 Area 280 Eff Area 280  
 Length 20 Width 14 Roof Cover COMP Plumbing Heat  
 Fireplace Inter. Comp: Bedrooms  
 Year Built 1949 Eff. Year Built 1937/1949 Cond. P F (A) G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 8,260  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Accessory Improvements**

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**

R52567 062W30DA06300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4462 DOVER AV NE Franchise Code 19 Year For: 2011-2012  
 Owner INVESTORS MORTGAGE COMPANY

Tags Cycle Sales Verification Other: \_\_\_\_\_

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

RMV Land: 68,490 RMV Imp: 54,550 RMV Total: 123,040 M50 Total: 56,510

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 Jane 11/4/11

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



APR 1962



08/17/2011

08/17/2011

R52567



122'96

62w 30DA 6300

R 52567  
062W 30DA 6300



08/22/2011



08/22/2011



08/22/2011



08/22/2011