

Summary Lead Appr: **WW** Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GRH** Print Date: \_\_\_\_\_

Acct ID: 552575 MTL: 062W30DA07100 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
Situs: 4411 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127475 Year: 2024

Last Date Appraised: 03/07/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info: \_\_\_\_\_

Owner: SCHAURES, KELSEY Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 150180  
RMV Land: 85290 RMV Imp: 176230 RMV Total: 261520 MAV: 50180 MSAV: 0 SAV: 0

Comment: **L3**  
**No changes**  
Notations  
No notation data available. INPUT GRH 06.04.24

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	URBA	URBAN - AVERAGE	15000	92411	0

**Land**

Site: 1 Code Area: 92411 Size: 7841 Sqft Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 70290 Exception: Y N  
 Adjustment(s): \_\_\_\_\_ Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 15-16: SV PER #90 CHG OSD// 65X122. 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: 2003 Sq.Ft: 1120 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 176230  
 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	1120	3	FB-1	1981	2003	BATH - 1, HVAC+, ROOF, KIT+	Y N
Garage Attached	3	Finished	374	0	0	1981	2003	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2003	25110	1	Y N

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



MA AGF

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA07100

File No R52575

Property Address 4411 WEBB AV NE

City SALEM

State OR

Zip 97305

Owner

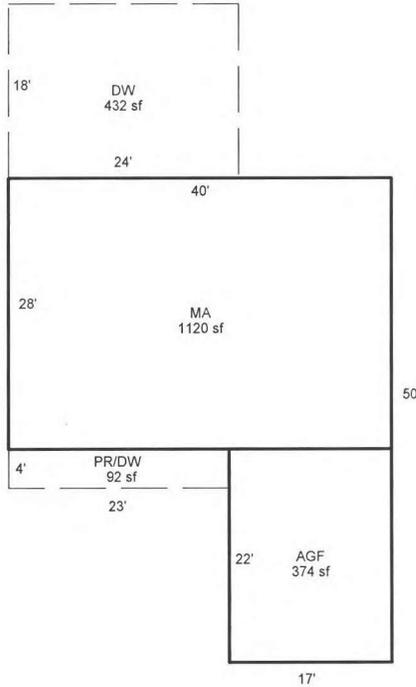
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R52575  
062W30DA07100  
SCALE=1:20



Scale: 1" = 20'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1120	136	1120
GAR	AGF	1.00	374	78	374
P/P	PR/DW	1.00	92	54	
	DW	1.00	432	84	524

#### Comment Table 1

APEXED BY NRC 05/11/2009  
Apex updated to add N/V MP 10/7/2011 Jane  
UPDATED BY JRONDEMA 3/29/16

#### Comment Table 2

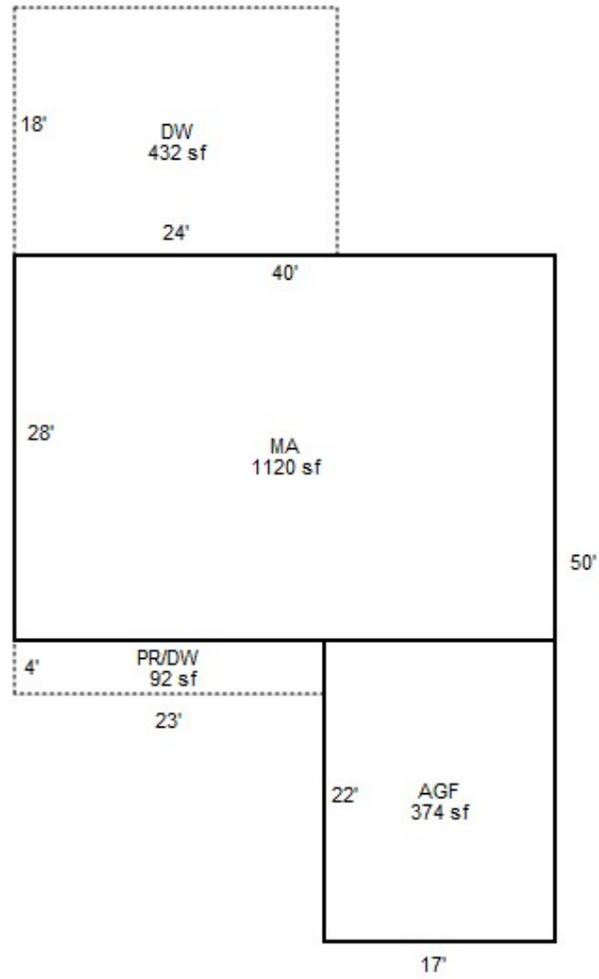
KH 90 3/7/16

*CPH 5/24/24 Cycle L3*

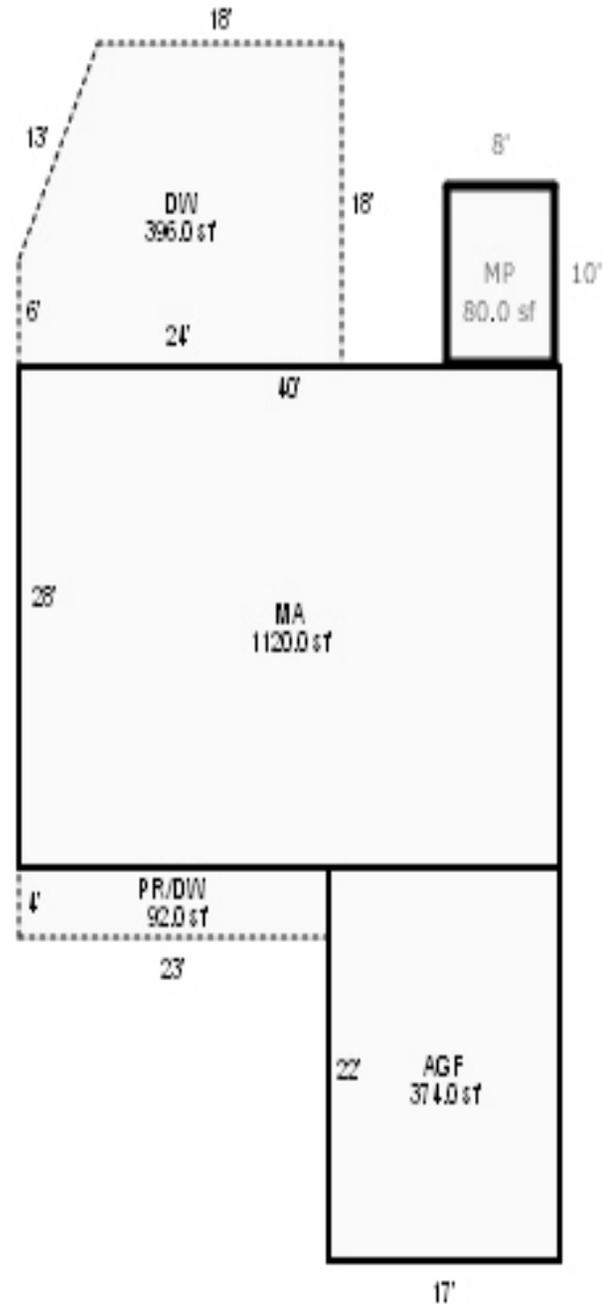
#### Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1120

R52575  
062W30DA07100  
SCALE=1:20



062W30DA07100  
R52575





03/07/2016 R52575 MA



08/22/2011

R52575

30DA062W  
062W-30DA-07100 72571-260  
131 (411) 0-4H F41 024-00-21-4  
~~DAVIS, BRUCE G & MARIA A~~

.18 ACRES  
LABISH VILLAGE LOT 15 BLK 9

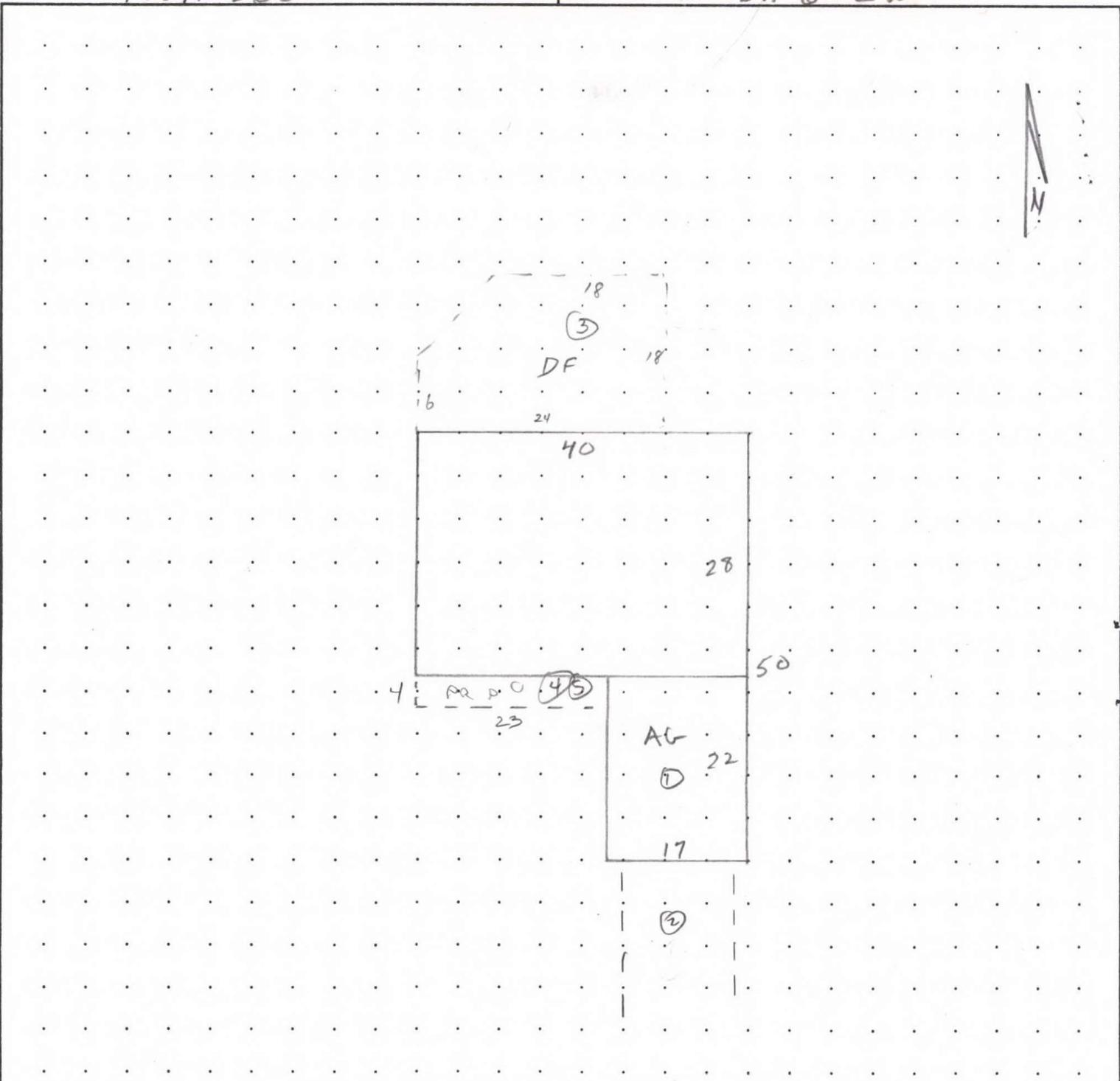
4411 WEBB AV NE  
V0584P0139RD V1064P0481RD 07/27/95

3-000-49251-01421-000  
**BUILDING DIAGRAM AND OUTBUILDINGS**

R52575

ACCT. NO. 72591-260

MAP NO. 30 DA-6-2W



4411 Webb Ave NE

MEASUREMENT VERIFIED		REMARKS: Bit 1881 +
DATE	BY	
12-22-81	DRG	1120 # NV-recalc
12-11-87	76DN	
1-17-96	JL/22	
10-20-05	JP32	
8-22-11	19 Sup	
3/7/16	KHGO	

**INCOME APPROACH — BUILDING RESIDUAL**

**INCOME SCHEDULE**      **REPORTED INCOME**      **OPERATING EXPENSE SCHEDULE**

FLOOR	TENANT	BUSINESS	REPORTED INCOME		ECONOMIC ANNUAL INCOME	INSURANCE		REPAIRS
			PER MONTH	PER YEAR				
						HEAT		
						LIGHTS		
						WATER		
						SANITATION		
						TELEPHONE		
						SUPPLIES		

TOTAL ECONOMIC GROSS INCOME \$ \_\_\_\_\_ TOTAL (A) \$ \_\_\_\_\_

SELECTION OF RATES:  
INT \_\_\_\_\_%    RECAP \_\_\_\_\_%    TAXES \_\_\_\_\_%

ECONOMIC GROSS INCOME . . . \$ \_\_\_\_\_  
VACANCY \_\_\_\_\_% = \$ \_\_\_\_\_  
EFFECTIVE GROSS INCOME . . . \$ \_\_\_\_\_

**EXPENSES**  
MANAGEMENT \_\_\_\_\_% . . . \$ \_\_\_\_\_  
CHARGES TO PERS. PROPERTY  
\$ \_\_\_\_\_ X \_\_\_\_\_% \$ \_\_\_\_\_  
CHARGES TO LAND  
\$ \_\_\_\_\_ X \_\_\_\_\_% \$ \_\_\_\_\_  
OPERATING EXPENSES (A) \$ \_\_\_\_\_  
TOTAL EXPENSES \$ \_\_\_\_\_  
NET INCOME IMPUTABLE TO BUILDING \$ \_\_\_\_\_

INDICATED BUILDING VALUE  
NET INCOME \$ \_\_\_\_\_ ÷ \_\_\_\_\_% RATE =  
\$ \_\_\_\_\_

APPRaiser \_\_\_\_\_ DATE \_\_\_\_\_ (TRANSFER TO SUMMARY)

**MARKET DATA APPROACH**

**COMPARISON**

UNIT (TYPE: _____)	GROSS RENT MULTIPLIER
SELECTION OF UNIT:	SELECTION OF GRM:
COMPUTATIONS: UNITS _____ X \$ _____ / UNIT = \$ _____ LESS PERS. PROPERTY VALUE . . . . . \$ _____ LESS LAND VALUE . . . . . \$ _____	COMPUTATIONS: GROSS INCOME \$ _____ X _____ GRM = \$ _____ LESS PERS. PROPERTY VALUE . . . . . \$ _____ LESS LAND VALUE . . . . . \$ _____
INDICATED BUILDING VALUE . . . \$ _____	INDICATED BUILDING VALUE . . . \$ _____

REMARKS:  
APPRaiser \_\_\_\_\_ DATE \_\_\_\_\_ (TRANSFER TO SUMMARY)

*Aurora*

**COMMERCIAL IN**

03 041W  
041W-03 -01100  
C40 (960) 0-5F  
STATE OF OREGON  
40198-000  
015-00-06-0

ACCT. NO. \_\_\_\_\_

RECORD OF LAST APPRAISAL ORS 308.234  
APPR *FW* DATE *3-15-76* VALUE *EXEMPT*

4.21 ACRES

RECORD OF ADJUSTMENTS  
BY \_\_\_\_\_ DATE \_\_\_\_\_ ADJ. \_\_\_\_\_ VALUE \_\_\_\_\_  
BY \_\_\_\_\_ DATE \_\_\_\_\_ ADJ. \_\_\_\_\_ VALUE \_\_\_\_\_  
BY \_\_\_\_\_ DATE \_\_\_\_\_ ADJ. \_\_\_\_\_ VALUE \_\_\_\_\_

SALES DATA  
DATE OF SALE \_\_\_\_\_ VERIFIED: YES \_\_\_ NO \_\_\_  
AMOUNT \_\_\_\_\_ TERMS \_\_\_\_\_  
ALLOCATION (BY: OWNER APPR )  
LAND \_\_\_\_\_ P.P. \_\_\_\_\_ IMP. \_\_\_\_\_

V0454P0245DE

06/15/95

INTERIOR INSPECTED: YES NO PERSON CONTACTED

NEIGHBORHOOD CHARACTERISTICS			PROPERTY CHARACTERISTICS		
USE	TYPE	TREND	USE	BUILDING	SITE IMPS
RETAIL	CENTRAL CORE	DEVELOP.	STORE	GROUP	WATER
OFFICE	URBAN	STATIC	OFFICE	TYPE	SEWER
MULTIFAM.	STRIP COM'L	DECLIN.	APT	CLASS	ELEC
WHOLESALE	SPOT COM'L	TRANS			GAS
INDUSTRIAL	SHOPPING CNTR				
	SUBURBAN			PROPER IMP.	
			PROPER	OVER-IMP.	PARKING
			MARGINAL	UNDER-IMP.	

ZONING: *EFU*      HIGHEST AND BEST USE

REMARKS:

**SUMMARY OF APPROACHES**

COST	INCOME	MARKET
BUILDING D.R.C. \$ _____	BUILDING VALUE \$ _____	BUILDING VALUE \$ _____
YARD AND MISC IMP \$ _____	OTHER IMPS \$ _____	OTHER IMPS \$ _____
TOTAL IMPROVEMENT VALUE \$ _____	TOTAL IMPROVEMENT VALUE \$ _____	TOTAL IMPROVEMENT VALUE \$ _____

**FINAL RECONCILIATION** *95-96*    *96-97*  
*Exempt*    *42,100*  
*1*  
*T 42,100*

FINAL VALUE ESTIMATE \$ \_\_\_\_\_  
(TRANSFER TO RECORD OF LAST APPRAISAL)



**LAND APPRAISAL**

ACCOUNT 40198-000 ZONING EFU MAP NUMBER 03 041W PROPERTY LOCATOR 041W-03 -01100  
 CODE AREA 01500060 ZONE 05F CLASS C40 STAT CLASS \_\_\_\_\_ PAGE 1 OF 1 DATE PRINTED 03/25/96  
 BASE YEAR 96 YEAR FOR 97 APPRAISER 30 APPRAISAL DATE 03/15/96 REVAL CODE 5  
 OWNER NAME STATE OF OREGON X \_\_\_\_\_ LAST SALE PRICE \_\_\_\_\_ SALE DATE \_\_\_\_\_  
 SITUS ADDR. \_\_\_\_\_ PART TOTAL X LAND SCHED \_\_\_\_\_  
 DESCRIPTION 96-97 FULL EXEMPT INPUT \_\_\_\_\_

**PROPERTY CHARACTERISTICS**

NEIGHBORHOOD	OFF-SITE IMPRS.	ON-SITE IMPRS.	SITE CHARACTERISTICS		
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> SIDEWALK	<input type="checkbox"/> UNDERGROUND ELECTRIC	<input type="checkbox"/> SITES	<input type="checkbox"/> VIEW	<input type="checkbox"/> WATER FRONTAGE
<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> CURB	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> IMPROVED	<input type="checkbox"/> FACTOR	<input type="checkbox"/> RIVER
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> STORM DRAIN	<input type="checkbox"/> GAS	<input type="checkbox"/> VACANT	<input type="checkbox"/> ANGLE	<input type="checkbox"/> LAKE
<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> ALLEY	<input type="checkbox"/> WATER	<input type="checkbox"/> TOPOG	<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> STREAM
<input checked="" type="checkbox"/> RURAL	<input type="checkbox"/> ROAD TYPE	<input type="checkbox"/> WELL	<input type="checkbox"/> +, -, 0	<input type="checkbox"/> UTIL	<input type="checkbox"/> UTIL
<input type="checkbox"/> DEVELOPING	<input type="checkbox"/> D, G, P	<input type="checkbox"/> CABLE TV		<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> E, G, A, F, P
<input type="checkbox"/> STATIC	<input type="checkbox"/> ROAD CONDITION	<input type="checkbox"/> SEWER		<input type="checkbox"/> SUBJECT	<input type="checkbox"/> _____ LIN FT
<input type="checkbox"/> DECLINING	<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> SEPTIC		<input type="checkbox"/> C, M, V, W, I, A	
<input type="checkbox"/> TRANSITIONAL	<input type="checkbox"/> TRAFFIC	<input type="checkbox"/> TYPE	<input type="checkbox"/> UGB		
	<input type="checkbox"/> L, M, H	<input type="checkbox"/> 0 BEDROOMS APPD.		<input type="checkbox"/> H & B USE _____	

REMARKS: (1) I-5 FRONTAGE  
 (2) \_\_\_\_\_  
 (3) \_\_\_\_\_  
 (4) \_\_\_\_\_

**LAND COMPUTATIONS**

LAND DESCRIPTION				AC/ SF	BASE UNIT VALUE	ADJUSTMENTS			ADJ. UNIT VALUE	TOTAL VALUE
HS	CLASS/DESC.	DIMENSIONS	SIZE							
	EFU	IRREG	4.21	AC	10000					42100
TOTAL ACCOUNT ACRES			4.21			ECON ADJ	100		ACCOUNT VALUE	42100
PART OF TOTAL OWNERSHIP	ACCOUNTS		TAX LOTS		ACRES	ACCOUNTS		TAX LOTS		ACRES
	(1)					(2)				
	(3)					(4)				
	(5)					(6)				
	MT57	TOTAL ACRES	4.21						FIRE PATROL ACRES	

*EXEMPT*

**LAND APPRAISAL**

ACCOUNT <b>40198-000</b>	ZONING <b>EFU</b>	MAP NUMBER <b>03 041W</b>	PROPERTY LOCATOR <b>041W-03 -01100</b>
CODE AREA <b>01500060</b>	ZONE <b>05F</b>	CLASS <b>C40</b>	STAT CLASS _____
BASE YEAR <b>96</b>	YEAR FOR <b>97</b>	APPRaiser <b>30</b>	PAGE <b>1</b> OF <b>1</b>
OWNER NAME <b>STATE OF OREGON</b>	X _____	APPRaisal DATE <b>3-15-96</b>	DATE PRINTED <b>06/17/95</b>
SITUS ADDR. _____	LAST SALE PRICE _____	PART TOTAL _____	REVAL CODE <b>5</b>
DESCRIPTION _____	LAND SCHED _____	INPUT _____	

**PROPERTY CHARACTERISTICS**

NEIGHBORHOOD	OFF-SITE IMPRS.	ON-SITE IMPRS.	SITES	VIEW	WATER FRONTAGE
<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> SIDEWALK	<input type="checkbox"/> UNDERGROUND ELECTRIC	<input type="checkbox"/> IMPROVED	<input type="checkbox"/> FACTOR	<input type="checkbox"/> RIVER
<input type="checkbox"/> MULTI-FAMILY	<input type="checkbox"/> CURB	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> VACANT	<input type="checkbox"/> ANGLE	<input type="checkbox"/> LAKE
<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> STORM DRAIN	<input type="checkbox"/> GAS	<input type="checkbox"/> TOPOG	<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> STREAM
<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> ALLEY	<input type="checkbox"/> WATER	<input type="checkbox"/> +, -, 0	<input type="checkbox"/> UTIL	<input type="checkbox"/> UTIL
<input checked="" type="checkbox"/> RURAL	<input type="checkbox"/> ROAD TYPE	<input type="checkbox"/> WELL		<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> E, G, A, F, P
<input type="checkbox"/> DEVELOPING	<input type="checkbox"/> D, G, P	<input type="checkbox"/> CABLE TV		<input type="checkbox"/> SUBJECT	<input type="checkbox"/> LIN FT
<input type="checkbox"/> STATIC	<input type="checkbox"/> ROAD CONDITION	<input type="checkbox"/> SEWER		<input type="checkbox"/> C, M, V, W, I, A	
<input type="checkbox"/> DECLINING	<input type="checkbox"/> E, G, A, F, P	<input type="checkbox"/> SEPTIC			
<input type="checkbox"/> TRANSITIONAL	<input type="checkbox"/> TRAFFIC	<input type="checkbox"/> TYPE	<input type="checkbox"/> UGB		
	<input type="checkbox"/> L, M, H	<input type="checkbox"/> BEDROOMS APPD.	H & B USE _____		

REMARKS: (1) **IS FRONTAGE**  
 (2) \_\_\_\_\_  
 (3) \_\_\_\_\_  
 (4) \_\_\_\_\_

**LAND COMPUTATIONS**

LAND DESCRIPTION				AC/SF	BASE UNIT VALUE	ADJUSTMENTS				ADJ. UNIT VALUE	TOTAL VALUE
HS	CLASS/DESC.	DIMENSIONS	SIZE								
	<b>EFU</b>	<b>IRREG</b>	<b>4.21</b>	<b>AC</b>	<b>10,000</b>						<b>42,100</b>

TOTAL ACCOUNT ACRES			ECON ADJ			ACCOUNT VALUE			<b>EXEMPT</b>
PART OF TOTAL OWNERSHIP	(1)	ACCOUNTS	TAX LOTS	ACRES	(2)	ACCOUNTS	TAX LOTS	ACRES	
	(3)				(4)				
	(5)				(6)				
	TOTAL ACRES			FIRE PATROL ACRES					

*QMR 3-25-96*

R52575 062W30DA07100 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31  
 Situs Address 4411 WEBB AV NE KH 90 6/5/15 Franchise Code 19 Year For: 2011-2012  
 Owner ROGERS, DWAYNE A

Notes: NO/H LCB Tags Cycle Sales Verification Other: assumed changes add MP

RMV Land: 68,490	RMV Imp: 80,000	RMV Total: 148,490	M50 Total: 93,710		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1120	Eff Area 1120
Length	Width	Roof Cover COMP	Plumbing BATH1	Heat HP	
Fireplace	Inter. Comp: H&F, Rng <u>DW, DSP</u>			Bedrooms <u>23</u>	
Year Built 1981	Eff. Year Built <u>1981</u> <u>1971</u>	Cond. P <u>F</u> A G E			
Adj Codes RLCM3	Qty <u>3-</u> % Comp	Func	Econ	RMV: 57,130	
Lump Sum	Except Code/Year	Comments <u>deferred maint</u>			
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 3	Area 374	Eff Area 374
Length 22	Width 17	Roof Cover COMP	Plumbing	Heat	
Fireplace	Inter. Comp:			Bedrooms	
Year Built 1981	Eff. Year Built 1981	Cond. P <u>F</u> A G E			
Adj Codes RLCM3	Qty % Comp	Func	Econ	RMV: 12,720	
Lump Sum	Except Code/Year	Comments			

**Accessory Improvements**

Seg.Type DW	Seg. # 1.3	Method: R05	Class	Area 396	Eff Area 396
Length <u>Rollinto YI</u>	Width				
Year Built 1981	Eff. Year Built: 1981	Cond. P F A G E	% Comp	Econ	RMV: 7,150
Lump Sum	Except Code/Year	Comments			

Seg.Type <u>YBF</u>	Seg. # 1.4	Method: R05	Class	Area 1	Eff Area 1
Length <u>VISA</u>	Width				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 3,000
Lump Sum	Except Code/Year	Comments <u>Includes small CD, sidewalk, + deck.</u>			

**Out Buildings**

MA - still in fair condition - mess on roof, mouldings removed in places, needs new floor coverings + paint, etc

R52575 062W30DA07100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4411 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner ROGERS,DWAYNE A

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

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

RMV Land: 68,490 RMV Imp: 80,000 RMV Total: 148,490 M50 Total: 93,710

Segment	MP						Land
Class	5						
Dim/Size	8x10=80						
Foundation	Pier						
Exter Wall	Plywd						
Wall Height							
Inter Finish							
Roof Cover	Comp						
Roof Style	Gable						
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp	<100%						
Lump Sum							
Except.Code	N/V						

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	030	0.18		
2	ON SITE DEVELOPMENT	<del>OSDA.RUR</del> <u>OSDF.RUR</u>			

**Eff Acres Companion Accounts**

6/10/15 Chris

Date 10/2/11 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 10/19/11

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

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52575 062W30DA07100

Imp 1 Of 2

Owners Name: SCHAURES, KELSEY D

Nbhd: LE.RUR

Living Area/Value : 1,120 / \$56,590

- |                 |   |                 |                |
|-----------------|---|-----------------|----------------|
| 1. Type Imp     | : R   | 7. Appr Method  | : C Cost Value |
| 2. Description  | : RESIDENTIAL   | 8. Cost Value   | : \$76,470     |
| 3. Bldg Type    | :   | 9. Income Value | : \$0          |
| 4. Cmplx/Bldg   | :   | 10. Trend Adj%  | : 100.00%      |
| 5. M/S Zip Code | :   | RMV Imprv       | : \$76,470     |
| 6. Comment      | : 16-17: REMODEL @ 100%, MP GONE / 15-16: SV PER #90 DW PART OF Y |                 |                |

- - Improvement Segments - -

Seg ID	Type - Description	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1120+	R05	\$56,590
S2	AGF - ATTACHED GARAGE, FI	3	374	R05	\$13,230
S3	YI4A - YARD IMP'S; CLASS		1	R05	\$6,650
Totals:			1120		\$76,470

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

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

R52575 062W30DA07100 Appr #: KN 90 Date 3/7/2016 Prop Class 401 Prop Code F31  
 Situs Address 4411 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017  
 Owner SCHAURES, KELSEY D

Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: Remodel 100% complete. Pull TAG. MP is gone.

RMV Land: 51,750 RMV Imp: 76,470 RMV Total: 128,220 M50 Total: 108,620

✓ Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 3 Area 1120 Eff Area 1120  
 Length Width Roof Cover COMP Plumbing BATH1 ✓ Heat HP AC  
 Fireplace Inter. Comp: H&F;RNG;DW;DSP MCRS Bedrooms 3 ✓  
 Year Built 1981 Eff. Year Built 1971 2003 Cond. P F A G E  
 Adj Codes RLCM3 Qty % Comp Func Econ RMV: 56,590  
 Lump Sum Except Code/Year MAJ Comments

Seg.Type AGF RESIDENTIAL Seg. # 1.2 Method: R05 Class 3 Area 374 Eff Area 374  
 Length 22 Width 17 Roof Cover COMP Plumbing Heat  
 Fireplace Inter. Comp: ARCOMP Bedrooms  
 Year Built 1981 Eff. Year Built 1981 2003 Cond. P F A G E  
 Adj Codes RLCM3 Qty % Comp Func Econ RMV: 13,230  
 Lump Sum Except Code/Year MAJ Comments

**Accessory Improvements**

Seg.Type YI4A RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built Eff. Year Built: Cond. P F A G E % Comp Econ RMV: 6,650  
 Lump Sum Except Code/Year TUV Comments Appraiser judgement. Includes large rear DW and JCD.

**Out Buildings**

Seg.Type MP MULTIPURPOSE B Seg. # 2.1 Method: F;N Class 5 Area 80 Eff Area 80  
 Length 8 Width 10 Foundation PIERS Ex. Wall PLYWD Roof Cover COMP  
 Roof Style GABLE Gone Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:  
 Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 0  
 Lump Sum Except Code/Year Comments

Remodel 100%. Verified w/new owner.  
 Completely remodeled w/ permits. New kitchen cabinets, counters, floor, appliances.  
 New bath everything. Some is GOMAR - paint, floors ... house was let go,  
 so needed to replace everything.  
 → Should it be MAJ or GOMAR?

R52575 062W30DA07100 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4411 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017  
 Owner SCHAURES, KELSEY D

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

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

RMV Land: 51,750 RMV Imp: 76,470 RMV Total: 128,220 M50 Total: 108,620

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	0.18		
2	ON SITE DEVELOPMENT	<del>OSDF.RUR</del> OSDA, URB			

Eff Acres

Companion Accounts

*the other properties in Labish Village, Block 9 have OSDA.RUR ???*

Zone: RS

Date 3/23 Clerk Amy 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 KH 90 3/28/2016

Reviewed by lead appraiser/comments 3/22/16 (31)



03/07/2016 R52575 MA



08/22/2011

R52575



08/22/2011

179 x 275  
ng Pool

R52575

8x10 MP



1 17 '96

62w 30 DA 7100