

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

Acct ID: 552576 MTL: 062W30DA07200 Date: **5/16/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4401 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 127476 Year: 2024

Last Date Appraised: 08/22/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: STEVEN GAL TR 50% & LETICIA GAL TR 50% & Roll Type: R

Cycle **1** Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 71970

RMV Land: 85290 RMV Imp: 77950 RMV Total: 163240 MAV: 71970 MSAV: 0 SAV: 0

Comment:

update inv

INPUT GRH 05.29.24

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: 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: 65X122. 06-07: RECALC SETUP, APPR NO 32, 10/20/05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 121 + Year Blt: 1949 Eff Year Blt: 1966 Sq.Ft: 768 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 77950
 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 | 768 | 2 | FB-1 | 1949 | 1966 | KIT+, HVAC, ROOF, BATH - 1 | Y N |
| Garage Attached | 2 | Unfinished | 288 | 0 | 0 | 1949 | 1966 | ROOF | Y N |

NLC

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|----------------|-------|-----------|------------|-----|----------|-----------|
| ENCLOSED PORCH | 2 | 28 | 1966 | 504 | 1 | Y N |

Add YI'S 2 FAN

Bldg: 2 Code Area: 92411 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|
| No floor data available | | | | | | | | |

FENCE

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 AGU 05.16.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA07200

File No R52576

SUBJECT

Property Address 4401 WEBB AV NE

City SALEM

State OR

Zip 97305

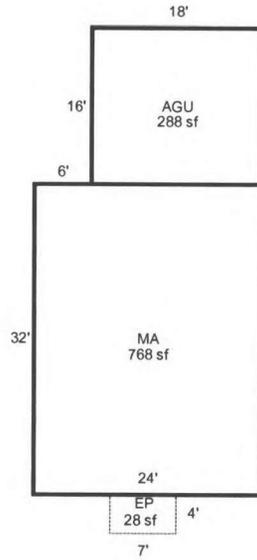
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA07200
R52576



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 768 | 112 | 768 |
| P/P | EP | 1.00 | 28 | 22 | 28 |
| GAR | AGU | 1.00 | 288 | 68 | 288 |

Net LIVABLE Area (Rounded w/ Factors) 768

Comment Table 1

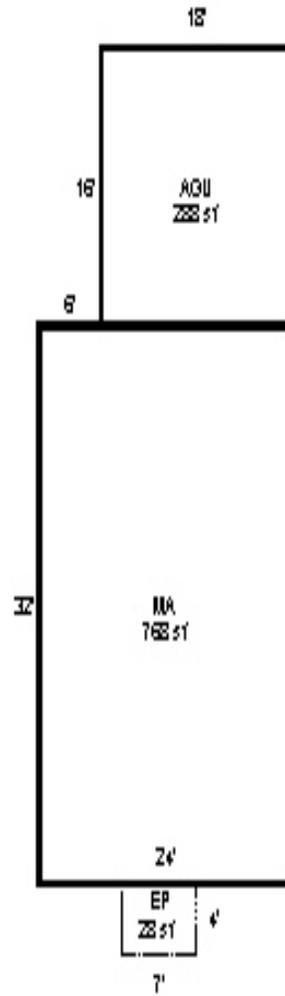
APEXED BY NRC 05/11/2009

Comment Table 2

Comment Table 3

GPH 5/16/24 cycle L3

062W30DA07200
R52576





08/22/2011



08/22/2011



08/22/2011

R52576

30DA062W
062W-30DA-07200

72571-270
024-00-21-4

131 (411) 0-4H F21
GAL, STEVEN & LETICIA

.18 ACRES
LABISH VILLAGE LOT 16 BLK 9

4401 WEBB AV NE
V0003P1520RD

07/27/95

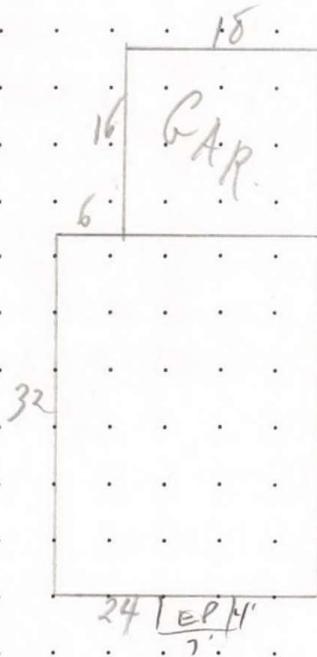
RS2576

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~6298-000~~ 72571-270

MAP NO. 30DA-6-2W

$24 \times 32 = 768$



4401 WEBB AVE

| MEASUREMENT VERIFIED | | REMARKS: |
|----------------------|----------|-------------------|
| 2-7-68 | HOISAD | 768 ✓ |
| 10-10-70 | BY LEITH | verified |
| 12-11-87 | 76DN | |
| 1-17-96 | JL/22 | 768 ¹⁶ |
| 10-20-05 | JP32 | NU recalc |

Built 1949

R52576 062W30DA07200 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F21
 Situs Address 4401 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner GAL,STEVEN & LETICIA-TRUSTEES

Tags Cycle Sales Verification Other: _____

Notes: update info

| | | | | | |
|-------------------------|----------------------|---|-------------------|-------------------|--------------|
| RMV Land: 68,490 | RMV Imp: 41,610 | RMV Total: 110,100 | M50 Total: 49,070 | | |
| Seg.Type MA | Seg. # 1.1 | Method: R05 | Class 2 | Area 768 | Eff Area 768 |
| Length | Width | Roof Cover COMP | Plumbing BATH1 | Heat <u>EA ST</u> | Bedrooms 2 |
| Fireplace <u>HRTHP</u> | | Inter. Comp: <u>Rng, H+F,</u> | | | |
| Year Built 1949 | Eff. Year Built 1966 | Cond. P F A G E | | | |
| Adj Codes RLCM2;R2+QLTY | Qty <u>2+</u> | % Comp | Func | Econ | RMV: 33,970 |
| Lump Sum | Except Code/Year | Comments <u>nicey kept except fence</u> | | | |
| Seg.Type AGU | Seg. # 1.2 | Method: R05 | Class 2 | Area 288 | Eff Area 288 |
| Length 18 | Width 16 | Roof Cover COMP | Plumbing | Heat | Bedrooms |
| Fireplace | | Inter. Comp: | | | |
| Year Built 1949 | Eff. Year Built 1966 | Cond. P F A G E | | | |
| Adj Codes RLCM2 | Qty | % Comp | Func | Econ | RMV: 6,800 |
| Lump Sum | Except Code/Year | Comments | | | |

Accessory Improvements

| | | | | | |
|--------------------|------------------|--------------------------------|----------------|---------|-------------|
| Seg.Type <u>EP</u> | Seg. # 1.3 | Method: <u>F;LS</u> <u>R05</u> | Class <u>2</u> | Area 28 | Eff Area 28 |
| Length 7 | Width 4 | | | | |
| Year Built | Eff. Year Built: | Cond. P F <u>A</u> G E | % Comp | Econ | RMV: 340 |
| Lump Sum | Except Code/Year | Comments | | | |

| | | | | | |
|-------------|------------------|-----------------|--------|------|-----------------|
| Seg.Type FN | Seg. # 2.1 | Method: F;LS | Class | Area | Eff Area 0 |
| Length | Width | | | | |
| Year Built | Eff. Year Built: | Cond. P F A G E | % Comp | Econ | RMV: <u>500</u> |
| Lump Sum | Except Code/Year | Comments | | | |

Out Buildings

R52576 062W30DA07200 Appr #: _____ Date _____ Prop Class 401 Prop Code F21
 Situs Address 4401 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner GAL,STEVEN & LETICIA-TRUSTEES

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 68,490 RMV Imp: 41,610 RMV Total: 110,100 M50 Total: 49,070

| 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 | OSDA.RUR | | | |

Eff Acres Companion Accounts

Date 10/17/11 Clerk Jane **ROUTING SLIP**

Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments Used EFB of MA for EP Calc ok

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response See 10/19/11

Reviewed by lead appraiser/comments _____





08/22/2011

R52576



08/22/2011

R52576



08/22/2011

R52574



7 17 '96

62W 30 DA 7200