

Acct ID: 549948 MTL: 062W30AC01500 Date: **6/27/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4278 BARBARA WAY NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 73632 Year: 2024
 Last Date Appraised: 05/26/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:
 Owner: OWEN, TROY JUSTIN Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 150850
 RMV Land: 89860 RMV Imp: 297090 RMV Total: 386950 MAV: 150850 MSAV: 0 SAV: 0
 Comment: 22-23 MLH L4 05/26/2022

Update inv

Notations

No notation data available.

INPUT GRH 07.22.24

OSDs

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

Land

Site: 1 Code Area: 92411 Size: 9148 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 74860 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 70X129 06-07: RECALC SETUP;#42 10-20-05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 133 + Year Blt: 1958 Eff Year Blt: 1990 Sq.Ft: 1952 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 286510
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

I/O

Floors

| Type | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory | Exception |
|-----------------|-------|---------------|------------|------|---------------|--------|------------|-------------------------------------|-----------|
| First Floor | 3 + | Finished | 1288 | 3 | FB-1 | 1958 | 1990 | KIT+, HVAC+, FP - 1, ROOF, BATH - 1 | Y N |
| Basement | 3 + | Finished | 552 | 0 | FB-1/ HB-1 | 1958 | 1990 | HVAC+, BTH - 1 | Y N |
| Basement | 3 + | Finished | 112 | 0 | 0 | 1990 | 2015 | | Y N |
| Garage Basement | 3 + | Unfinished | 624 | 0 | 0 | 1958 | 1990 | | Y N |

Accessories

YI 3 FAIR

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|-----------|
| DECK | 2 | 200 | 1990 | 3696 | 0 | Y N |
| PATIO | 3 | 607 | 1990 | 2804 | 0 | Y N |
| ROOF EXTENSION OR PATIO COVER | 3 | 0 | 1990 | 0 | 0 | Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 200 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x20 RMV: 6310
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|-----------|
| Multi-Purpose Bldg | 6 | Finished | 200 | 0 | 0 | 2010 | 2010 | Fair | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

Bldg: 3 Code Area: 92411 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 224 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 14x16 RMV: 4270
 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 |
|--------------------|-------|---------------|------------|------|-------|--------|------------|-------------|-----------|
| Multi-Purpose Bldg | 5 | Finished | 224 | 0 | 0 | 2016 | 2016 | Fair | Y N |

Accessories

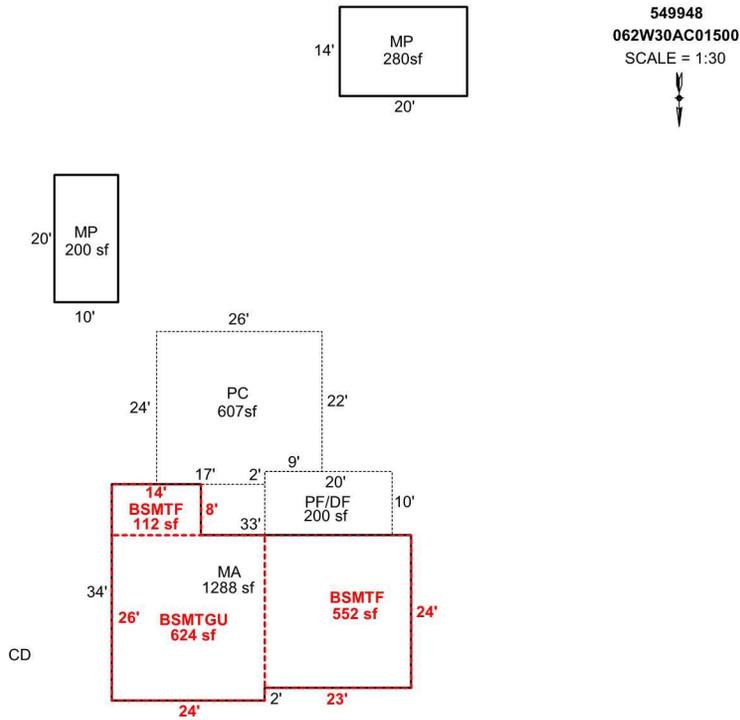
| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available | | | | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 549948 Parcel No.: 063W30AC01500
 Property Address: 4278 BARBARA WAY NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | MP | 1.0 | 200.0 | 60.0 | |
| | MP | 1.0 | 280.0 | 68.0 | 480.0 |
| GLA0 | BSMTF | 1.0 | 112.0 | 44.0 | 112.0 |
| GLA1 | MA | 1.0 | 1288.0 | 162.0 | 1288.0 |
| BSMT | BSMTF | 1.0 | 552.0 | 94.0 | |
| | BSMTGU | 1.0 | 624.0 | 100.0 | 1176.0 |
| P/P | PF/DF | 1.0 | 200.0 | 60.0 | |
| | PC | 1.0 | 606.0 | 100.0 | 806.0 |

COMMENT TABLE 1

Apex 8/30/2011 Jane
 UPDATED BY JRONDEMA 2/12/16
 UPDATED BY CJURAN 06/02/2022

COMMENT TABLE 2

2/11/16 KH 90
 #49 MattH. 05/26/2022

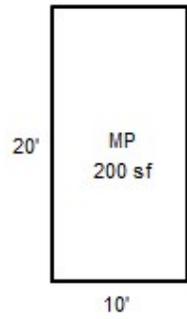
COMMENT TABLE 3

SV L4

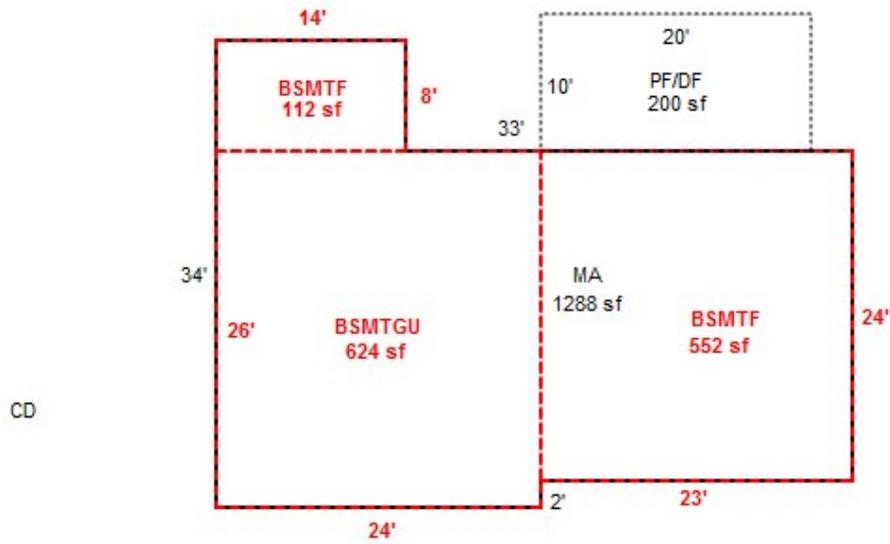
GRH 6/27/24 Cycle L3

| | | | | |
|--------------|-----|---|-----------|-------|
| Net LIVABLE | cnt | 1 | (rounded) | 1,400 |
| Net BUILDING | cnt | 2 | (rounded) | 480 |



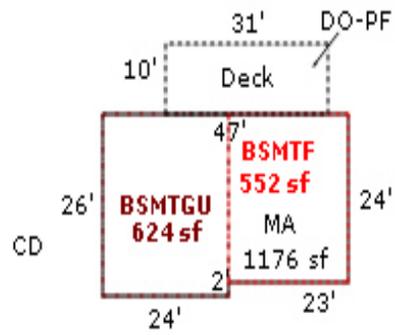


R49948
062W30AC01500
SCALE=1:20





R49948
062W30AC01500



Barbara Way







30AC062W R49948 71880-170
062W-30AC-01500
131 (411) 0-4H F43 024-00-21-4
STAGGS, CALVIN C & JEANNE A

ACRES
HELTON TRACTS LOT 5 BLK 3

4278 BARBARA WY NE
V0529P0788DE

07/27/95

R49948

BUILDING DIAGRAM AND OUTBUILDINGS

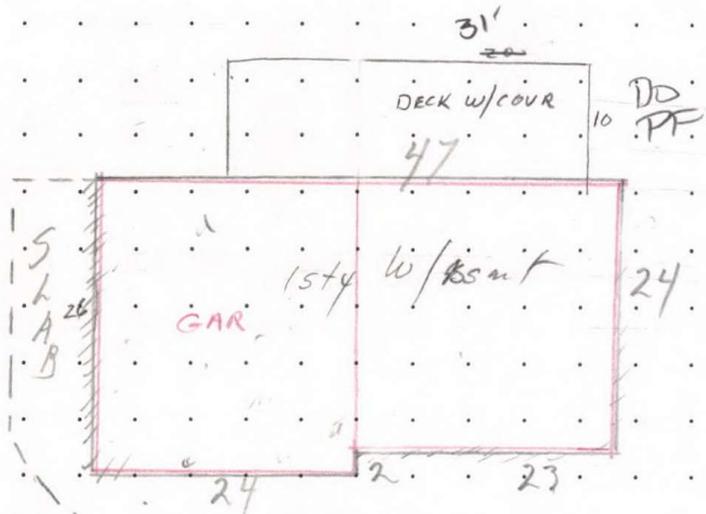
ACCT. NO. 6300-18 71880-170

MAP NO. 30DB-6-2W TL 1500

24 x 26 = 624

24 x 23 = 552

1176



4278 BARBARA WAY

Built 1958

| MEASUREMENT VERIFIED | REMARKS: |
|----------------------|---------------|
| 3-7-68 DATE | HOLSTAD BY |
| 10-16-70 | LEITH |
| 12-1-87 | 76 DN |
| 4-1-96 | 22 DL |
| 7-28-11 | 19 SW |

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R49948 062W30AC01500 Imp 1 Of 2 * Changed *
 Owners Name: NOBLE, PHILLIP B & Nbhd:LE.RUR

Living Area/Value : 1,728 / \$102,810

- 1. Type Imp : R
- 2. Description : RESIDENTIAL
- 3. Bldg Type :
- 4. Cmplx/Bldg :
- 5. M/S Zip Code:
- 6. Comment : 16-17: PER #90 ADDN TO RES @ 100%, ADD BSMTF// 15-16: PER #90 C
- 7. Appr Method : C Cost Value
- 8. Cost Value : \$127,400
- 9. Income Value: \$0
- 10. Trend Adj% : 100.00%
- RMV Imprv: \$127,400

- - Improvement Segments - -

| Seg ID | Type - Description..... | Class | Area | Mthd | RMV Total |
|--------|---------------------------|-------|-------|------|-----------|
| S1 | MA - MAIN AREA | 3 | 1176+ | R05 | \$73,910 |
| S2 | BSMTF - BASEMENT, FINISHE | 3 | 552+ | R05 | \$28,900 |
| S3 | YI3G - YARD IMP'S; CLASS | | 1 | R05 | \$5,230 |
| S4 | BSMTGU - BASEMENT GARAGE, | 3 | 624 | R05 | \$19,360 |

Enter 'C' To Display Improvement Segment Totals

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

Enter Field #, Seg ID, S-Save, or X-Exit: __

R49948 062W30AC01500 Appr #: _____ Date _____ Prop Class 401 Prop Code F33
 Situs Address 4278 BARBARA WY NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner NOBLE, PHILLIP B &

Tags _____ Cycle _____ Sales Verification _____ Other: _____

Notes: _____

RMV Land: 60,750 RMV Imp: 133,120 RMV Total: 193,870 M50 Total: 110,730

| | | | | | | | | |
|--------------|--|--|--|--|--|--|--|------|
| Segment | BSMTF | | | | | | | Land |
| Class | 3 | | | | | | | |
| Dim/Size | 14 x 8 | | | | | | | |
| Foundation | 112 / 1288 | | | | | | | |
| Exter Wall | | | | | | | | |
| Wall Height | | | | | | | | |
| Inter Finish | | | | | | | | |
| Roof Cover | | | | | | | | |
| Roof Style | | | | | | | | |
| Flooring | | | | | | | | |
| Plumbing | | | | | | | | |
| Electric | | | | | | | | |
| Misc. | Separate entry from other Segs. | | | | | | | |
| Yr Blt | 2015 | | | | | | | |
| Eff Yr | 1990 - match the rest of the residence | | | | | | | |
| Cond. | | | | | | | | |
| % Good | | | | | | | | |
| % Comp | 100 | | | | | | | |
| Lump Sum | | | | | | | | |
| Except. Code | MIN | | | | | | | |

Land Segments

| Seg. No | Description | Schedule | Acres | Adjustment Codes | Exception Code |
|---------|---------------------|----------|-------|------------------|----------------|
| 1 | RURAL AT MKT | 030 | 0.21 | | |
| 2 | ON SITE DEVELOPMENT | OSDA.RUR | | | |

Eff Acres _____ Companion Accounts _____

Zone: RS

ROUTING SLIP

Date 2/11/16 Clerk [Signature]

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

Data entry reviewed by/comments Heat in new BSMTF? None

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

Appraiser response RM 90 2/15/2016

Reviewed by lead appraiser/comments 2/11/16 [Signature]

R49948 062W30AC01500 Appr #: KH 90 Date 2/11/2012 Prop Class 401 Prop Code F33
 Situs Address 4278 BARBARA WY NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner NOBLE, PHILLIP B &

Tags Cycle Sales Verification Other: _____

Notes: Add addition to residence at 100% complete. Pull TAG.

| | | | | | |
|-------------------------|---|--------------------|---------------------|---------------------------------|----------------------|
| RMV Land: 60,750 | RMV Imp: 133,120 | RMV Total: 193,870 | M50 Total: 110,730 | | |
| Seg.Type MA | RESIDENTIAL | Seg. # 1.1 | Method: R05 Class 3 | Area <u>1176</u> <u>1288</u> | Eff Area <u>1176</u> |
| Length | Width | Roof Cover METAL | Plumbing BATH1 | Heat <u>FA AC</u> | |
| Fireplace SGL-P | Inter. Comp: RNG;H&F;DW;DSP | | | Bedrooms 3 | |
| Year Built 1958 | Eff. Year Built <u>1988</u> <u>1990</u> | Cond. P F A G E | | | |
| Adj Codes RLCM3;R3+QLTY | Qty | % Comp <u>100</u> | Func | Econ | RMV: 73,910 |
| Lump Sum | Except Code/Year <u>MIN</u> | Comments | | | |
| Seg.Type BSMTF | RESIDENTIAL | Seg. # 1.2 | Method: R05 Class 3 | Area 552 | Eff Area <u>1176</u> |
| Length | Width | Roof Cover | Plumbing BATH.5 | Heat <u>FA AC</u> | |
| Fireplace | Inter. Comp: | | | Bedrooms | |
| Year Built 1958 | Eff. Year Built <u>1988</u> <u>1990</u> | Cond. P F A G E | | | |
| Adj Codes RLCM3;R3+QLTY | Qty | % Comp | Func | Econ | RMV: 28,900 |
| Lump Sum | Except Code/Year | Comments | | | |
| Seg.Type BSMTGU | RESIDENTIAL | Seg. # 1.4 | Method: R05 Class 3 | Area 624 | Eff Area <u>1176</u> |
| Length | Width | Roof Cover | Plumbing | Heat | |
| Fireplace | Inter. Comp: | | | Bedrooms | |
| Year Built 1958 | Eff. Year Built <u>1974</u> <u>1990</u> | Cond. P F A G E | | | |
| Adj Codes RLCM3;R3+QLTY | Qty | % Comp | Func | Econ | RMV: 19,360 |
| Lump Sum | Except Code/Year | Comments | | | |

Accessory Improvements

| | | | | | |
|---------------|------------------|-----------------|-------------------|------------|------------|
| Seg.Type YI3G | 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 |
| Lump Sum | Except Code/Year | Comments | | | |

Out Buildings

| | | | | | |
|------------------|------------------|------------------|---------------------|-----------------|--------------------|
| Seg.Type MP | MULTI-PURPOSE | Seg. # 2.1 | Method: F09 Class 6 | Area 200 | Eff Area 200 |
| Length 10 | Width 20 | Foundation PIERS | Ex. Wall PLYWD | Roof Cover ROLL | |
| Roof Style GABLE | Floor WOOD | | Plumbing | | |
| Heat | Int. Comp. | | Elect. | Yr. Blt. 2010 | Eff. Yr. Blt: 2010 |
| Cond. P F A G E | Adj. Codes FLCM | % Comp | | Func | Econ |
| Lump Sum | Except Code/Year | Comments | | | |

MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

May 26, 2022 2:38:14 pm

Account # 549948
 Map # 062W30AC01500
 Code - Tax # 92411-549948

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr HELTON TRACTS
 Block - 3 Lot - 5

Mailing Name OWEN, TROY JUSTIN

Deed Reference # 2021-2990 (SOURCE ID: 44420498)

Agent

Sales Date/Price 01-29-2021 / \$280,000.00

In Care Of

Appraiser MATTHEW HAMILTON

Mailing Address 4278 BARBARA WAY NE
 SALEM, OR 97305

Prop Class 401 MA SA NH Unit
 RMV Class 401 03 06 000 73632-1

| Situs Address(s) | Situs City |
|-------------------------|------------|
| ID# 4278 BARBARA WAY NE | SALEM |

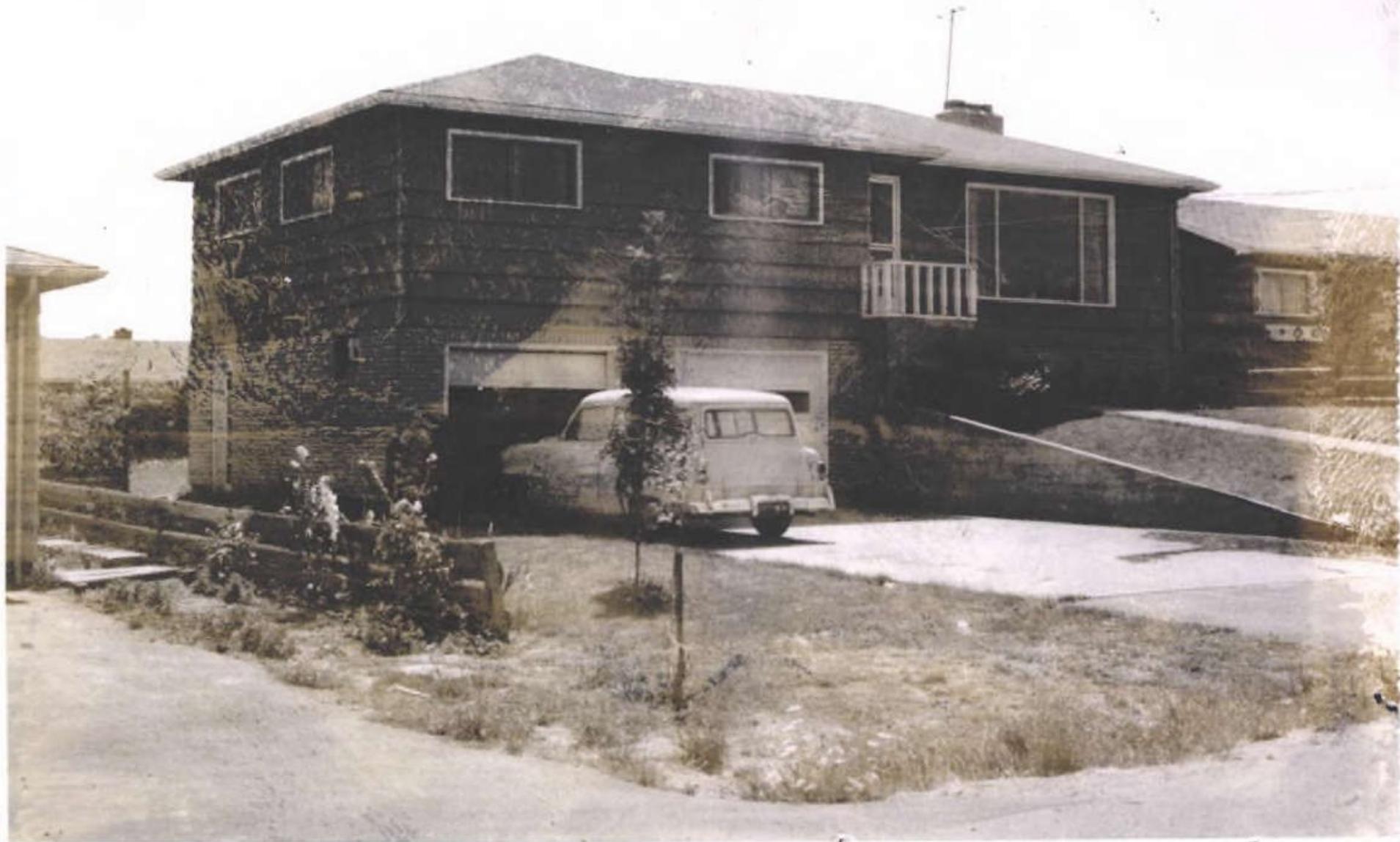
| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|----------------|----------------|------------------|---------------|----------|
| 92411 Land | 65,220 | 27,790 | 27,790 | Land | 0 |
| Impr. | 315,580 | 114,410 | 114,410 | Impr. | 0 |
| Code Area Total | 380,800 | 142,200 | 142,200 | | 0 |
| Grand Total | 380,800 | 142,200 | 142,200 | | 0 |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | TD% | LS | Size | Land Class | Trended RMV |
|--------------------|-----|-------------------------------------|----|-----------|-----------------|-----|----|-----------------|------------|---------------|
| 92411 | 1 | <input checked="" type="checkbox"/> | | RS | Rural at MKT | 100 | S | 9,060.00 | | 50,220 |
| 92411 | | | | | URBAN - AVERAGE | 100 | | | | 15,000 |
| Grand Total | | | | | | | | 9,060.00 | | 65,220 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown TD% | Total Sq. Ft. | Ex% MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|-------------------------|---------------------------|---------------|---------------|----------------|
| 92411 | 2 | 2010 | 341 | Multi Purpose Shed (MP) | 100 | 200 | | 4,940 |
| 92411 | 1 | 1958 | 133 | One Story with basement | 100 | 1,952 | | 310,640 |
| Grand Total | | | | | | 2,152 | | 315,580 |

Sales Verification 5/26/22 MLH

No listing / Change to 20





4 1'96



R49948 062W30AC 01500 11/27/07



R49948 062W30AC 01500 11/27/07



R 49948

7-28-11

10x20 MP



R 49948

7-28-11

Res



R49948 MA - northeast

2/11/2015



R49948

MA rear

2/11/2015



R49948

MA

2/11/2015