

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: _____

Acct ID: 552495 MTL: 062W30DB00700 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4206 SCOTT AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130768 Year: 2024

Last Date Appraised: 11/20/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info: _____

Owner: PEDROZA, BALDOMERO & PEDROZA, REBECA Z Roll Type: R
Cyc: _____ Tag Sales Verification Other: _____ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 147070
RMV Land: 96680 RMV Imp: 284900 RMV Total: 381580 MAV: 147070 MSAV: 0 SAV: 0
Comment: _____

Notations
No notation data available. **Update inv** **INPUT GRH 06.20.24**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	URBF	URBAN - FAIR	12500	92411	0

Land

Site: 1 Code Area: 92411 Size: 12197 Sqft Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: _____ Value Source: Residential Description: _____ RMV: 84180 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 121 PROJECT 2005 06-07: RECALC SETUP; APPR 42, 10/3/05.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 133 + Year Blt: 1948 Eff Year Blt: 1981 Sq.Ft: 2738 % Complete: 100
 Desc: One Story with basement Dimensions: _____ RMV: 256070
 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	1464	3	FB-2	1948	1981	BATH - 2, KIT-, ROOF, HVAC	Y N
Basement	3 +	Finished	1274	2	FB-1	1948	1981	BATH - 1, HVAC	Y N

Accessories

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

Bldg: 3 Code Area: 92411 Stat Class: 107 Year Blt: _____ Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: _____ RMV: 13230
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1981	13225	1
Exception: Y N					

Bldg: 4 Code Area: 92411 Stat Class: 108 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 2740
 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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	1200	1975	2736	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1948 Eff Year Blt: 2002 Sq.Ft: 680 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x17 RMV: 12860
 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
No floor data available									

delete part of VI

7/0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y	N
Finished Office	5	Finished	340	0	FB-1/ HB-1	1994	2002	BTH - 1, AVG		
Multi-Purpose Bldg	5	Finished	340	0	0	1948	2002			

Accessories

Fix pd/gst

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



MA BSMTF



MP

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB00700

File No R52495

Property Address 4206 SCOTT AV NE

City SALEM

County MARION

State OR

Zip 97305

Owner

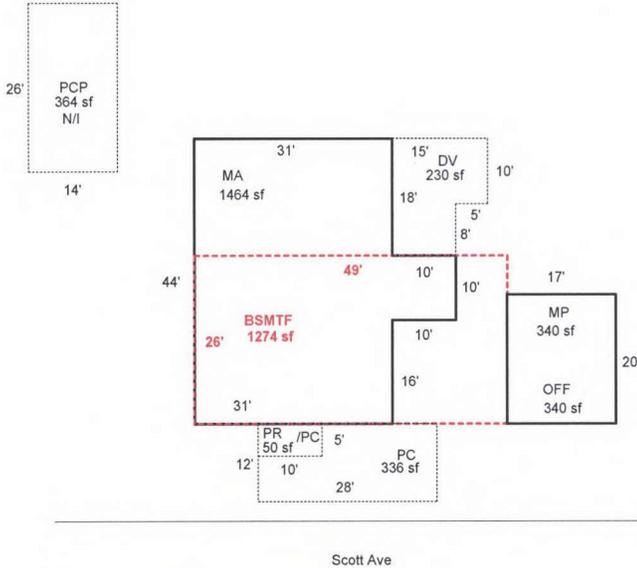
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R52495
062W30DB00700
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1464	170	1464
GBA1	MP	1.00	340	74	340
BSMT	BSMTF	1.00	1274	150	1274
P/P	PC	1.00	336	80	
	DV	1.00	230	66	
	PR	1.00	50	30	616

Comment Table 1

Apex 10/26/2011 Jane
UPDATED BY JRONDEMA 11/28/18

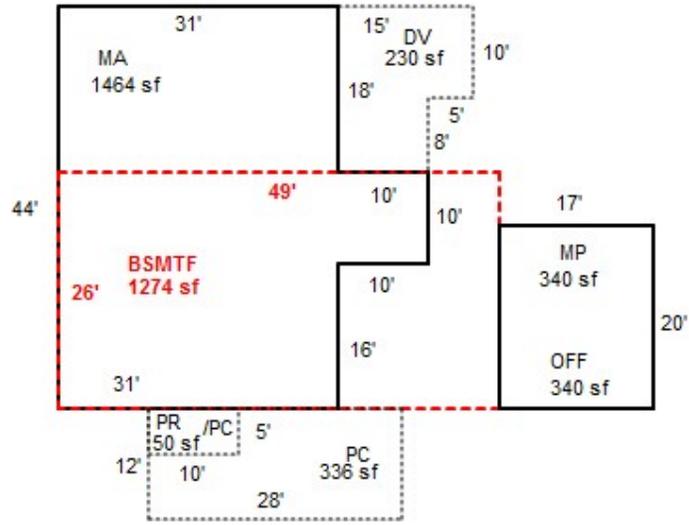
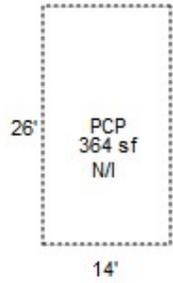
Comment Table 2

T-11 11/30/18

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	1464
Net BUILDING Area	(rounded w/ factors)	340

R52495
062W30DB00700
SCALE=1:30

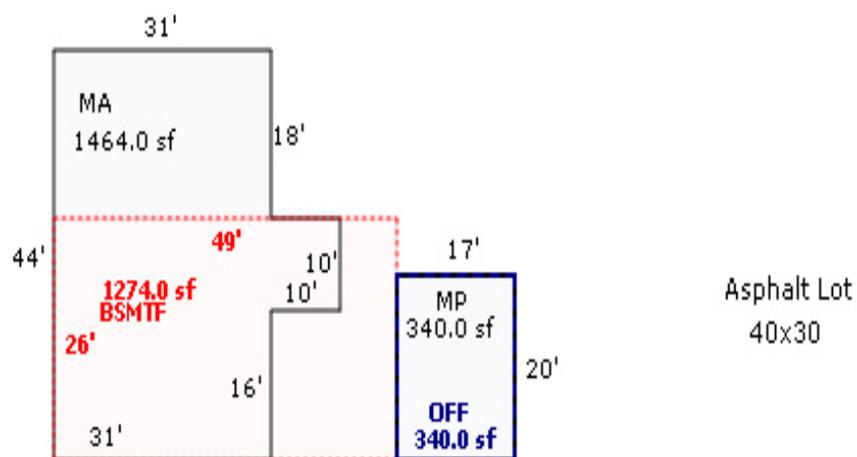


Asphalt Lot
40x30

Pacific Hwy

Scott Ave

R52495
062W30DB00700



Pacific Hwy

Scott Ave



R52495 MA back L
11/20/2018



R52495 MA back R
11/20/2018



R52495 MA left
11/20/2018



R52495 MA
11/20/2018



R52495 MP 17x20 (repair work to Cblock)
11/20/2018



R52495 PCP NI 14x26
11/20/2018



062W30DB00700

R52495

121

04H

R33

02400214

PEDROZA, BALDOMERO & REBECA Z

0.28 Acres

LABISH VILLAGE, BLOCK 5, LOT 1, ACRES 0.28

4206 SCOTT AV NE

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

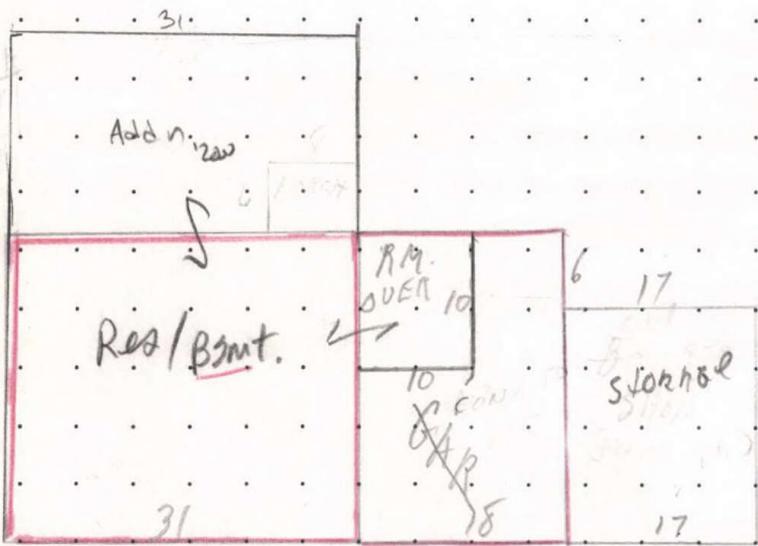
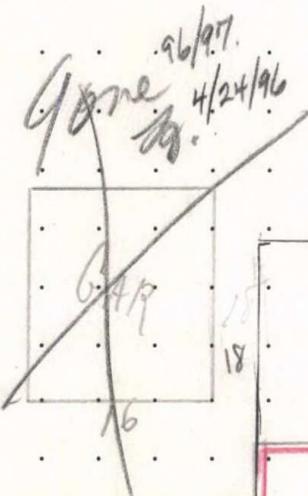
6215-00072570-450

MAP NO.

30DB-6-2W-700

R 52495

26 x 31 = 806



Asphalt Lot 40x30'

PACIFIC HI-WAY

4206 SCOTT AVE

ASPH 18x14'

MEASUREMENT VERIFIED		REMARKS:
2-23-68	HOLSTAD	940
10-20-70	LEITH	806
11/8/74	Lead	806 ϕ verified
1/11/01	2 PL	1381
9/23/03	52	44x31 + 10x10 = 1464
		1364 106
		13 26x49 = 1274

R52495 062W30DB00700 Appr #: _____ Date _____ Prop Class 401 Prop Code R33
 Situs Address 4206 SCOTT AV NE Franchise Code 19 Year For: 2011-2012
 Owner PEDROZA,BALDOMERO & REBECA Z

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 48,300 RMV Imp: 145,650 RMV Total: 193,950 M50 Total: 100,210

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	RESIDENTIAL	030	0.28		
2	ON SITE DEVELOPMENT	OSDF.URB			

Eff Acres Companion Accounts

Date 10/26/11 Clerk Jue **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 Jue 11/3/11

Reviewed by lead appraiser/comments _____

R52495 062W30DB00700 Appr #: 19 Date 8-4-11 Prop Class 401 Prop Code R33
 Situs Address 4206 SCOTT AV NE Franchise Code 19 Year For: 2011-2012
 Owner PEDROZA,BALDOMERO & REBECA Z

Tags Cycle Sales Verification Other: _____
 Notes: update info

RMV Land: 48,300 RMV Imp: 145,650 RMV Total: 193,950 M50 Total: 100,210
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1464 Eff Area 1464
 Length Width Roof Cover COMP Plumbing BATH 2 Heat FA
 Fireplace Inter. Comp: Rng, H+F, Bedrooms 23
 Year Built 1948 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3;R3+QLTY Qty 3+ % Comp ___ Func ___ Econ ___ RMV: 71,730
 Lump Sum ___ Except Code/Year ___ Comments _____

Seg.Type BSMTF Seg. # 1.2 Method: R05 Class 3 Area 1274 Eff Area 1274
 Length Width Roof Cover Plumbing BATH1 Heat FA
 Fireplace Inter. Comp: Bedrooms 2
 Year Built 1948 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3;R3+QLTY Qty 3+ % Comp ___ Func ___ Econ ___ RMV: 59,550
 Lump Sum ___ Except Code/Year ___ Comments _____

Accessory Improvements

Seg.Type Y1BA 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: 4,000
 Lump Sum ___ Except Code/Year ___ Comments _____

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 4 Area 340 Eff Area 340
 Length 20 Width 17 Foundation CONC Ex. Wall 8FT;CBLOCK Roof Cover METAL
 Roof Style SHED Floor CONC Plumbing BATH 5
 Heat FA Int. Comp. Elect. 110V Yr. Blt. 1948 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 4,720
 Lump Sum ___ Except Code/Year ___ Comments Being used as a used car lot

Seg.Type OFF Seg. # 2.2 Method: F09 Class Area 340 Eff Area 340
 Length 17 Width 20 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing Bath 5
 Heat Zonal Int. Comp. Elect. Yr. Blt. 1994 Eff. Yr. Blt: 1994
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 5,650
 Lump Sum ___ Except Code/Year ___ Comments _____

R52495 062W30DB00700 Prop Class: 401 Prop Code: F33 Fran: 11 Appr #: T-11 Date: 11/29/18

Situs Address 4206 SCOTT AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
Owner PEDROZA, BALDOMERO & Pictom Other:

RMV Land: 35,570 RMV Imps: 219,430 RMV Total: 255,000 M50 Total: 126,890 For: 2019-2020

Notes: Work complete. Pull tag. update segs

Seg: 1.1 MA RESIDENTIAL *ArComp*
Method: R05 Roof Cover: COMP Int Comp: RNG;H&F Adj: RLCM3;R3+QLTY
Class: 3 Roof: _____
Area: 1464 Eff 1464 ✓ Flooring: _____
Dimens: x Plumbing: BATH2 Electrical: _____ Qlty: _____
Found: Heat/AC: FA Bedrooms: 3 % Comp: _____
Ex Wall: Fireplace: _____ Year: 1948 Eff: 1981 Adj: _____
AddFactor1: I/O AddFactor2: _____ AddFactor3: _____ RMV: 111,910
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTF RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3;R3+QLTY
Class: 3 Roof: _____
Area: 1274 Eff 1274 ✓ Flooring: _____
Dimens: x Plumbing: BATH1 Electrical: _____ Qlty: _____
Found: Heat/AC: FA Bedrooms: 2 % Comp: _____
Ex Wall: Fireplace: _____ Year: 1948 Eff: 1981 Adj: _____
AddFactor1: _____ AddFactor2: N/C AddFactor3: _____ RMV: 90,810
Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI3A RESIDENTIAL
Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
Class: _____ Roof Style: _____
Area: 1 Eff: 1 Flooring: _____
Dimens: x Plumbing: _____ Electrical: _____ % Comp: _____
Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
Ex Wall: Fireplace: _____ Year: _____ Eff: _____ RMV: 8,550
AddFactor1: I/O AddFactor2: DV 230, PR 10x5, PC 12x28 AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

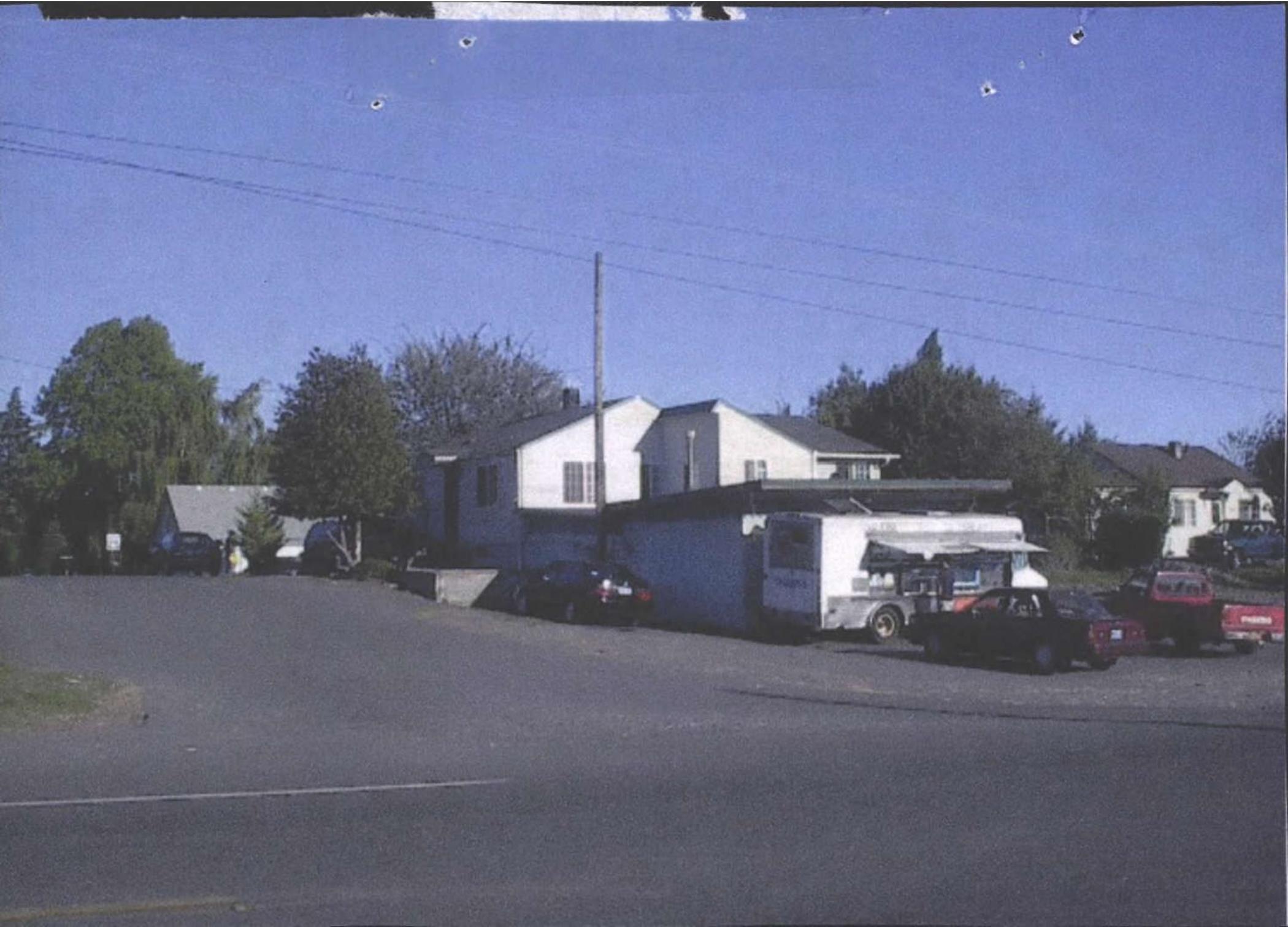
Out Buildings

Seg: 2.1 MP MULTIPURPOSE BUILDING
Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCM
Class: 45 Roof Style: SHED
Area: 340 Eff: 340 ✓ Flooring: CONC
Dimens: 20 x 17 Plumbing: _____ Electrical: 110V % Comp: _____
Found: CONC Heat/AC: FA Bedrooms: 2002 Func: _____
Ex Wall 8FT;CBLOCK Fireplace: _____ Year: 1948 Eff: 1994 Value: 3,270
AddFactor1: I/O AddFactor2: Heat in OFF AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 2.2 OFF MULTIPURPOSE BUILDING
Method: F09 Roof Cover: _____ Int Comp: _____ Adj: FLCM
Class: _____ Roof Style: _____
Area: 340 Eff: 340 ✓ Flooring: _____
Dimens: 17 x 20 Plumbing: BATH.5 Electrical: _____ % Comp: _____
Found: Heat/AC: ZONAL Bedrooms: 2002 Func: _____
Ex Wall Fireplace: _____ Year: 1994 Eff: 1994 Value: 4,890
AddFactor1: I/O AddFactor2: _____ AddFactor3: _____
Exc Code: _____ Comment/Adj: _____ L/S: _____

BAIE on MP.
cinder block wall hit by car. Replaced like for like.







26

RENTAL SERVICE
8712183480

RENTAL SERVICE
8712183480

LET US
OF THE
RENTAL
SERVICE
8712183480

08/04/2011

R52495

17x20 MP/off



08/04/2011

R52495



R52495 PCP NI 14x26
11/20/2018



R52495 MP 17x20 (repair work to Cblock)
11/20/2018



R52495 MA back L
11/20/2018



R52495 MA back R
11/20/2018



R52495 MA left
11/20/2018



R52495 MA
11/20/2018