

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

1/25/2024

Acct ID: 552502 MTL: 062W30DB01400 Date: **5/24/24** Appr: **GRH** Prop Class: 400 RMV Prop Class: 400
Situs: 4253 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130775 Year: 2024

Last Date Appraised: 01/03/2012 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: T-28 LLC Roll Type: R

Cycle: **0** Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 16890

RMV Land: 68670 RMV Imp: 0 RMV Total: 68670 MAV: 16890 MSAV: 0 SAV: 0

Comment:

No change

Notations

No notation data available.

OSDs

No OSD data available.

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: 2012-13: ALL IMPS GONE// 65X117 06-07: RECALC SETUP, APPR NO 04, 10/18/05

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



05.24.24

R 52502

30DB062W
062W-30DB-01400
131 (411) 0-4H F31
BOSTWICK, LAURA ANN

72570-520
024-00-21-4

.18 ACRES
LABISH VILLAGE
W1/2 LOTS 8 & 9 BLK 5

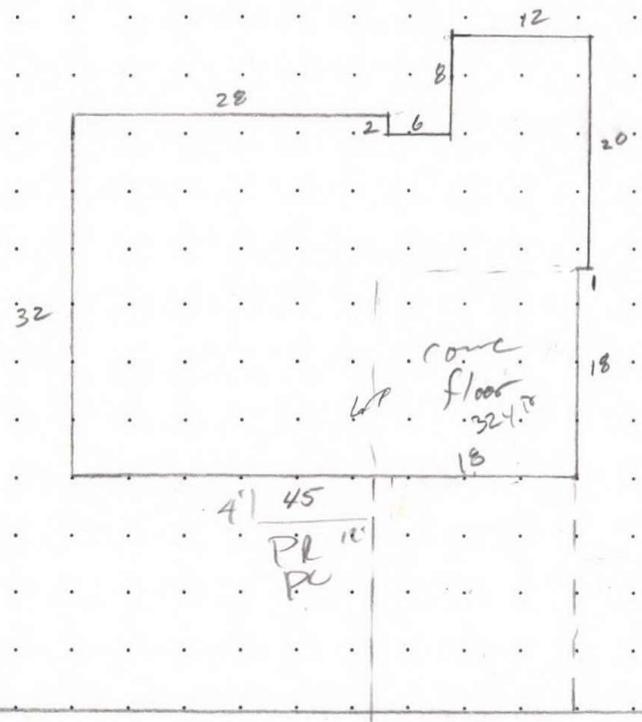
4253 DOVER AV NE
V0248P0196RD

07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72570-520 R52502

MAP NO. 30DB-6-2W TL 1400



4253 DOVER NE LABISH

MEASUREMENT VERIFIED		REMARKS: BLT 1946 $(32 \times 45) - (6 \times 2) + (6 \times 12) + (20 \times 1) = 1520$
DATE	BY	
5-15-81	10/20/81 1514 #	
12-7-87	76 DN	
1-11-96	22/JL	7-74 \$9,000 V

R52502 062W30DB01400 Appr #: 19 Date 8-10-11 Prop Class 401 Prop Code F31
 Situs Address 4253 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner T-28 LLC

Notes: House is gone for 12-13- do from office
 Tags Cycle Sales Verification Other: _____

RMV Land: 68,490 RMV Imp: 55,430 RMV Total: 123,920 M50 Total: 49,720
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1514 Eff Area 1514
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace HRTH-P Inter. Comp: Bedrooms 4
 Year Built 1946 Eff. Year Built 1946 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 54,240
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type CD Seg. # 1.2 Method: R05 Class Area 378 Eff Area 378
 Length 21 Width 18
 Year Built 1946 Eff. Year Built: 1946 Cond. P F A G E % Comp ___ Econ ___ RMV: 1,190
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

R52502 062W30DB01400 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4253 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner T-28 LLC

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 55,430 RMV Total: 123,920 M50 Total: 49,720

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

ROUTING SLIP

Date _____ Clerk _____

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 _____
- Reviewed by lead appraiser/comments _____

R52502 062W30DB01400 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4253 DOVER AV NE Franchise Code 19 Year For: 2012-2013
 Owner T-28 LLC

Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 64,000 RMV Imp: 49,940 RMV Total: 113,940 M50 Total: 51,210

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	RURAL AT MKT	030	0.17		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Date 1-9-12 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 1/17/12
- Reviewed by lead appraiser/comments _____

R52502 062W30DB01400 Appr #: 19 Date 1-3-12 Prop Class 401 Prop Code F31
 Situs Address 4253 DOVER AV NE Franchise Code 19 Year For: 2012-2013
 Owner T-28 LLC

Notes: Tags Cycle Sales Verification Other: _____
old kes gone, pull tag

RMV Land: 64,000 RMV Imp: 49,940 RMV Total: 113,940 M50 Total: 51,210
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1514 Eff Area 1514
 Length Width Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace HRTH-P Inter. Comp: Bedrooms 4
 Year Built 1946 Eff. Year Built 1946 Cond. P F A G E
 Adj Codes RLCM3 Qty % Comp Func Econ RMV: 48,770
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type CD Seg. # 1.2 Method: R05 Class Area 378 Eff Area 378
 Length 21 Width 18 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built 1946 Eff. Year Built: 1946 Cond. P F A G E % Comp Econ RMV: 1,170
 Lump Sum Except Code/Year Comments

Out Buildings



Marion County
OREGON
ASSESSOR'S OFFICE

1/27/11 - owner is going to destroy Res.

December 29, 2010

Dale Akerman
P.O. Box 9131
Brooks, OR 97305

Dear Mr. Akerman:

ASSESSOR
Richard K. Kreitzer
(503) 588-5144
(503) 588-7985 (FAX)

CHIEF DEPUTY ASSESSOR
W.A. Shawn Beaton
(503) 588-5480
(503) 588-7985 (FAX)

BOARD OF COMMISSIONERS
Janet Carlson
Patti Milne
Sam Brentano
(503) 588-5212

CHIEF ADMINISTRATIVE OFFICER
John Lattimer
(503) 588-5212

WEBSITE
www.co.marion.or.us

Thank you for returning my call. I have enclosed the information we discussed. I will hold your application for the Board of Property Tax Appeal until January 3, 2011. If you change your mind and would rather withdraw your appeal, please contact me **no later than** 4:00 p.m. on January 3, 2011. If I have **not** heard from you by then, I will go ahead and file the appeal on your behalf.

If you have any questions after you have reviewed the paperwork, please do not hesitate to call me at 503-584-4728.

Sincerely,

Sue Smith
Rural Property Appraiser

- - 2011 Assessment Roll Uncertified Values Information - -

Property ID: R52502 (Real Estate) 062W30DB01400

RMV Land Non-LSU :	68,490 (+)	Land Special Use		
RMV Improvement :	55,430 (+)	RMV :	0 SAV:	0
RMV Total Non-LSU:	123,920 (=)	LSU :	0 MSAV:	0

Measure 50		Ex ID	TaxYear	Code	Exception
Prev Assd Non-LSU:	48,280	-----	-----	-----	-----
Prev Assd Adj :	0				
Prev Adj Assd +3%:	49,720 (+)				

Measure 50 Exceptions

Exception RMV :	0			
Chg Prop Ratio :	Class: 4			
Exception MAV :	0 (+)	Veteran Exemption:		0
MAV Non-LSU :	49,720 (=)	M50 Assd Value :		49,720

Enter 'E'xceptions, '?'-help, 'V'alue Detail, 'CPR' Ratio,
or <RET> or 'X' to Exit: _____

sent info to owner 12/29/10

- - Improvement Maintenance - -

Property ID: R52502 062W30DB01400
 Owners Name: T-28 LLC

Imp 1 Of 1
 Nbhd:LE.RUR

Living Area/Value : 1,514 / \$54,240

- | | |
|------------------------------|-------------------------------|
| 1. Type Imp : R | 7. Appr Method : C Cost Value |
| 2. Description : RESIDENTIAL | 8. Cost Value : \$55,430 |
| 3. Bldg Type : | 9. Income Value: \$0 |
| 4. Cmplx/Bldg : | 10. Trend Adj% : 100.00% |
| 5. M/S Zip Code: | RMV Imprv: \$55,430 |
| 5. Comment : | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1514+	R05	\$54,240
S2	CD - CONCRETE DRIVE		378	R05	\$1,190
Totals:			1514		\$55,430

T-Trend	CM-Comment	S*-Add Seg	SK-Sketch	(.) More
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Enter Field #, Seg ID, or <RET> to Exit: __



01/27/2011

R52502



01/27/2011

R52502



01/27/2011

R 52502

A photograph of a weathered white wooden wall. On the left, there is a window with a dark frame. A "NO TRESPASSING" sign is mounted on the wall to the right of the window. The sign is rectangular with a black background and the words "NO" and "TRESPASSING" in red, stacked vertically. The wall shows signs of aging, with peeling paint and some discoloration. The ground in the foreground is covered with dark mulch and some dry, thin branches. A yellow date stamp "01/27/2011" is visible in the bottom right corner of the image.

**NO
TRESPASSING**

01/27/2011

R 52502



01/27/2011

R52502



01/27/2011

R52502



01/27/2011

R 52502



01/27/2011

R52502



11'96

1400

00 00

30 00

6200



08/10/2011

R52502