

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

Acct ID: 552517 MTL: 062W30DA05200 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4353 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130790 Year: 2024
 Last Date Appraised: 01/06/2014 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:
 Owner: BARRON, JAVIER Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 153290
 RMV Land: 83670 RMV Imp: 171410 RMV Total: 255080 MAV: 153290 MSAV: 0 SAV: 0
 Comment:

Update inv, Add HC

Notations No notation data available.

INPUT GRH 06.20.24

OSDs

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

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: 65X117 06-07: RECALC SETUP, APPR NO 32, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1930 Eff Year Blt: 1976 Sq.Ft: 1657 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 166580
 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	1657	4	FB-2	1930	1976	BATH - 2, KIT-, ROOF, HVAC	Y N
Garage Attached	3	Finished	392	0	0	2013	2013	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	190	2013	586	1	Y N

VIB Fair

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x8 RMV: 1930
 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	160	0	0	1999	1999	<i>Fair</i>	Y N <i>6</i>

I/O

Accessories

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

Bldg: 3 Code Area: 92411 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 370 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: RMV: 2900
 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
Lean-to Heavy Duty	4	Finished	370	0	0	2005	2005		Y N

N/C

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	370	2005	1302	1	Y N



HC MA

ACCOUNT # 552917 DATE: 5/24/24 RMV CLASS 401 PROP CLASS 401
 MTL _____ APPR GPH TAG Y N
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE HC
 STAT / CLASS class 4
 SIZE _____
20x25
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2022
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA05200

File No R52517

SUBJECT

Property Address 4353 DOVER AV NE

City SALEM

State OR

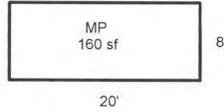
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R52517
062W30DA05200

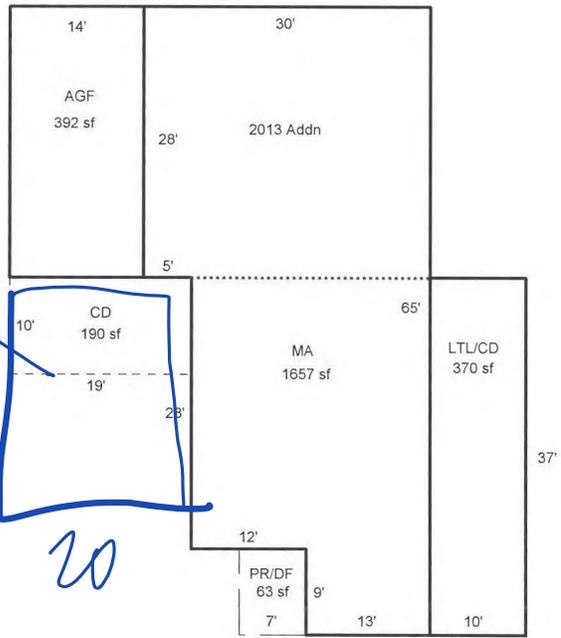


APEX UPDATED

HC

25

20



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1657	190	1657
GBA1	LTL/CD	1.00	370	94	
	MP	1.00	160	56	530
AGF	AGF	1.00	392	84	392
P/P	PR/DF	1.00	63	32	
	CD	1.00	190	58	253

Net LIVABLE Area (rounded w/ factors) 1657
 Net BUILDING Area (rounded w/ factors) 530

Comment Table 1

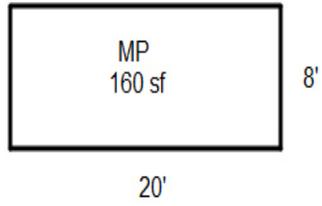
APEXED BY NRC 05/06/2009
 Updated by CW 3/7/14

Comment Table 2

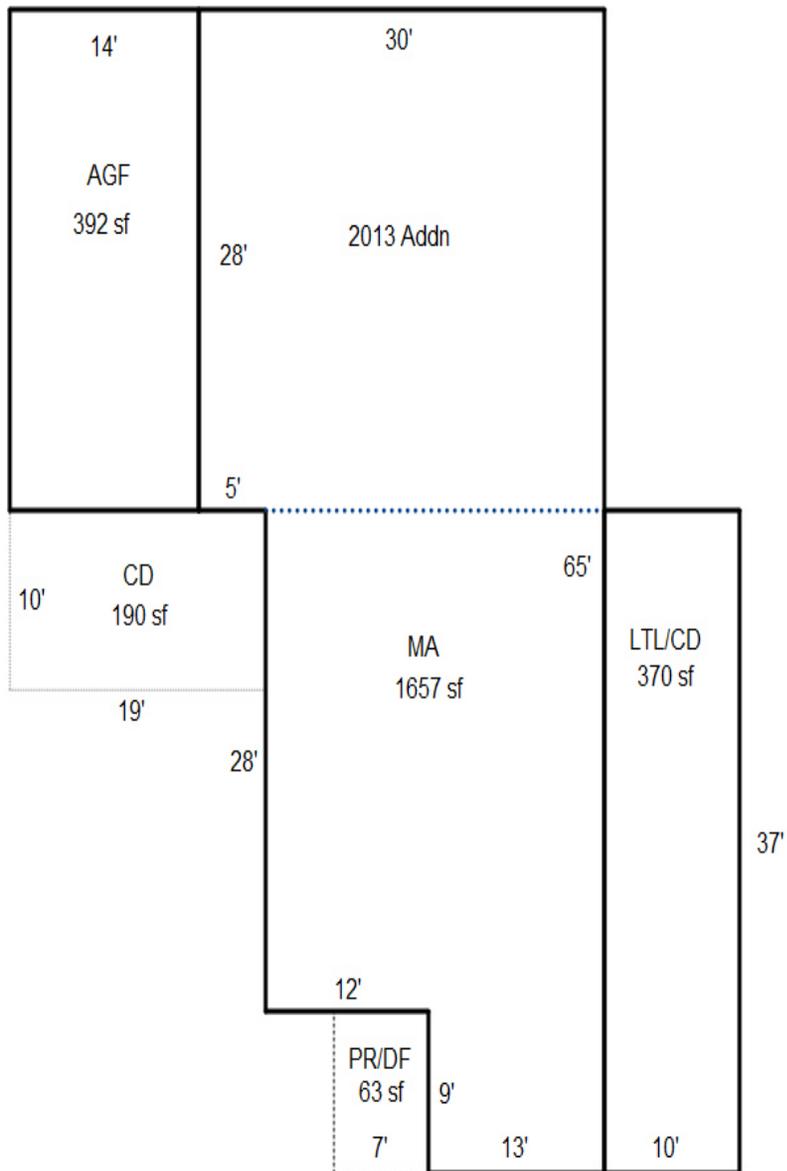
GRH 5/24/14

Comment Table 3

Cycle L3



R52517
062W30DA05200











14331

08/22/2011





08/22/2011



08/22/2011



08/22/2011

R52517

30DA062W
062W-30DA-05200
131 (411) 0-4H F31
OTTERMAN, DONALD & JOAN L

72570-660

024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 11 BLK 6

4353 DOVER AV NE
V1108P0020RD

07/27/95

R52517 ~~3000~~ 49251-00811-000

BUILDING DIAGRAM AND OUTBUILDINGS

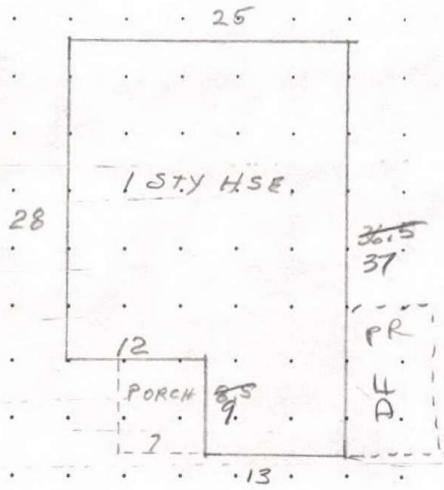
~~8147000~~

ACCT. NO. ~~72570-660~~

MAP NO. 30DB-6-2W



① mp
N/V



4353 DOVER AVE., NE

MEASUREMENT VERIFIED		REMARKS: HOUSE WAS MOVED FROM CHEMAWA INDIAN SCHOOL AND REMODELED BY COX CONST. CO.
DATE	BY	
12-18-78	①6 def	811 #
5-15-81	①6 def	817 #
12-7-87	76 DN	
1-18-96	2102	
10-19-05	JP32	NV - recalc
8-22-11	49 sup	

2-79 \$32,500

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52517 062W30DA05200

Imp 1 Of 3

Owners Name: AMADOR, JUAN B &

Nbhd: LE.RUR

Living Area/Value : 817 / \$27,400

- | | | | |
|-----------------|---|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$27,400 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$27,400 |
| 6. Comment | : 14-15: PER #90 ADDN TO RES & AGF @ 100%, REMOVE PORTION OF LTH, | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	2	817+	R05	\$27,400
Totals:			817		\$27,400

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

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

R52517- 062W30DA05200 Appr #: _____ Date _____ Prop Class 401 Prop Code F21
 Situs Address 4353 DOVER AV NE 97305 Franchise Code 19 Year For: 2014-2015
 Owner AMADOR, JUAN B &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 58,000 RMV Imp: 36,470 RMV Total: 94,470 M50 Total: 68,500

Segment	AGF	CD				Land
Class	3					
Dim/Size	392 sf	19 x 10				
Foundation	Conc.					
Exter Wall	Lap					
Wall Height						
Inter Finish						
Roof Cover	Arcomp					
Roof Style	Gable					
Flooring						
Plumbing						
Electric						
Misc.						
Yr Blt	2013	2013				
Eff Yr	2013	2013				
Cond.	Average	Average				
% Good						
% Comp	100	100				
Lump Sum						
Except.Code	13 NEW	13 NEW				

In front of
AGF

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

Zone: RS

Date _____ Clerk Chris **ROUTING SLIP**

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

Data entry reviewed by/comments Do you want to pick up exception for addn to Res

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

Appraiser response Yes - add exception - KH 90 3/13/2014 *[Signature]*

Reviewed by lead appraiser/comments _____

R52517 062W30DA05200 Appr #: 90 Date 1/6/2014 Prop Class 401 Prop Code F21

Situs Address 4353 DOVER AV NE 97305 Franchise Code 19 Year For: 2014-2015

Owner AMADOR, JUAN B &

Change class to 3. Add second CD. Reduce size of LTH + CD. Revise APEX.

Tags

Cycle

Sales Verification

Other:

Notes: Add addition to MA (840 sf) and AGF (392 sf) at 100% complete. Pull TAG.

RMV Land: 58,000

RMV Imp: 36,470

RMV Total: 94,470

M50 Total: 68,500

Seg.Type MA Seg. # 1.1 Method: R05 Class 2 (3) Area 817 Eff Area 817 (1657)

Length Width Roof Cover COMP Plumbing BATH1 (1657) Heat ZONAL

Fireplace Inter. Comp: H&F;RNG (BATH2) Bedrooms 2 (4)

Year Built 1930 Eff. Year Built 1930 (1976) Cond. P F A G E

Adj Code RLCM2;R2+QTY Qty % Comp (100) Func Econ RMV: 27,400

Lump Sum Except Code/Year M/M Comments

Accessory Improvements

Seg.Type CD Seg. # 3.2 Method: R05 Class Area 370 Eff Area 370

Length (37) Width (10) Foundation Ex. Wall Roof Cover

Roof Style Floor Plumbing

Year Built Eff. Year Built: 2005 Cond. P F A G E % Comp Econ RMV: 3,530

Lump Sum Except Code/Year Comments Under LTH. Reduced size in 2013.

Out Buildings

Seg.Type MP Seg. # 2.1 Method: F09 Class 5 Area 160 Eff Area 160

Length 20 Width 8 Foundation Ex. Wall PLYWD Roof Cover COMP;BKENAM

Roof Style GABLE Floor WOOD Plumbing

Heat Int. Comp Elect. Yr. Blt. Eff. Yr. Blt: 1999

Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 2,100

Lump Sum Except Code/Year Comments

Seg.Type LTH Seg. # 3.1 Method: F09 Class Area 370 Eff Area 370

Length (37) Width (10) Foundation POST Ex. Wall Roof Cover BKENAM

Roof Style SHED;GABLE Floor Plumbing

Heat Int. Comp Elect. Yr. Blt. Eff. Yr. Blt: 2005

Cond. P F A G E Adj. Codes FLCM % Comp Func Econ RMV: 3,440

Lump Sum Except Code/Year Comments N side removed in 2013.

Original MA = 49% EYB 1930 = % good 64 (x.49) = 31

New Add. = 51% EYB 2013 = % good 100 (x.51) = 51

82% good or 1976 EYB

R52517
401 #19

Assessor Monthly Issued Permit Report

PERMIT#: 13-02879 STATUS: ISSUED
APP TYPE: BUILD APPLIED: 5/17/2013
CLASS: 0 ISSUED: 6/6/2013
OCC: 23 EXPIRES: 12/24/2013

OFFICE: MC

MANUFACTURED HOME INFORMATION

PARCEL#: 062W30DA05200 R52517

MANF DEALER:

ADDRESS: 4353 DOVER AV NE SL

MANF DATE:

ACRES: 0.17

WIDTH:

SUBDIV: LABISH VILLAGE

LENGTH:

LOT/BLOCK:

PARK NAME:

USE: R

SPACE:

CONST TYPE: 5B

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	AMADOR, JUAN B & ALEJANDRA H O	4353 DOVER AVE NE SALEM OR 97305	503-304-0888
OWNER	AMADOR, JUAN B & ALEJANDRA H O	4353 DOVER AVE NE SALEM OR 97305	503-304-0888

WORK DESC: ADD: 2 BED, 1 BATH & GARAGE

VALUATION: \$105,870.24

STORIES: 1

1/2014 Find inspection done

SQUARE FEET

1ST FLOOR:	840
2ND FLOOR:	0
3RD FLOOR:	0
BASEMENT:	0
OTHER:	0
GARAGE:	392
TOTAL SQ. FT.:	1,232

Percent Complete Form

Account # R52517

Additions

New Homes

MA + AGF

No Basement

Basement

% Item % Sum			% Item % Sum		% Item % Sum	
3%	3%	Plans/Survey	3%	3%	3%	3%
2%	5%	Excavation	2%	5%	4%	7%
3%	8%	Foundation	3%	8%	10%	17%
35%	43%	Framing	14%	22%	16%	33%
8%	51%	Trusses	7%	29%	7%	40%
7%	58%	Roofing	7%	36%	7%	47%
7%	65%	Windows/Ext Doors	7%	43%	6%	53%
5%	70%	Siding	5%	48%	5%	58%
4%	74%	Plumbing Rough-In	4%	52%	3%	61%
3%	77%	Electrical Rough-In	3%	55%	2%	63%
2%	79%	Heating Rough-In	2%	57%	1%	64%
		Heating Unit	1%	58%	1%	65%
3%	82%	Insulation	3%	61%	2%	67%
5%	87%	Drywall (finished)	5%	66%	4%	71%
2%	89%	Paint Interior	2%	68%	2%	73%
2%	91%	Paint Exterior	2%	70%	2%	75%
		Cabinets	6%	76%	5%	80%
2%	93%	Electrical Fixtures	3%	79%	2%	82%
2%	95%	Plumbing Fixtures	4%	83%	3%	85%
3%	98%	Floor Coverings & Countertops	7%	90%	6%	92%
2%	100%	Interior Trim Carpentry	7%	97%	6%	97%
		Porch/Entry/Stoop	2%	99%	2%	99%
		Finish Grade	1%	100%	1%	100%

APPR <u>90</u>	DATE <u>1/6/2014</u>	YR FOR <u>14 - 15</u>	% COMP <u>100</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____



1 18 '96

62w 30 DA 52w



08/22/2011

R 52517

8x20 MP (est)



08/22/2011

R52517

LTL



08/22/2011

R52517

LTL



08/22/2011

R52517

MA



RS 2517

MP

20 x 8

1/6/2014



R52517

MA w/ ^{New} Addition

1/6/2014



R 52517

MA w/ ^{New} AGF Addition

1/6/2014