

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

1/25/2024

Acct ID: 552521 MTL: 062W30DA03600 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4434 YORK AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130794 Year: 2024

Last Date Appraised: 08/10/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** **N** Tag info:

Owner: KINGLAND RENTALS LLC & Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 128410

RMV Land: 83670 RMV Imp: 118050 RMV Total: 201720 MAV: 128410 MSAV: 0 SAV: 0

Comment:

Notations

No notation data available.

No change

INPUT GRH 06.10.24

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: 1940 Eff Year Blt: 1956 Sq.Ft: 814 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 118050
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

NLC

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3	Finished	814	2	FB-1	1940	1956	BATH - 1, KIT+, HVAC, ROOF	Y N
Garage Attached	3	Unfinished	536	0	0	1985	1985	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1956	11551	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MA AGF 05.30.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA03600

File No R52521

SUBJECT

Property Address 4434 YORK AV NE

City SALEM

State OR

Zip 97303

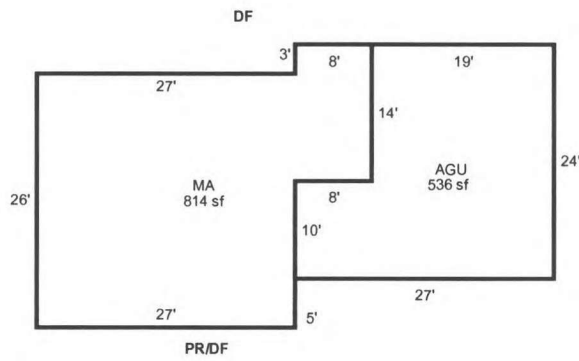
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

062W30DA03600
R52521



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	814	128	814
GAR	AGU	1.00	536	102	536

Comment Table 1

APEXED BY NRC 04/29/2009

Comment Table 2

GPH 5/24/24

Comment Table 3

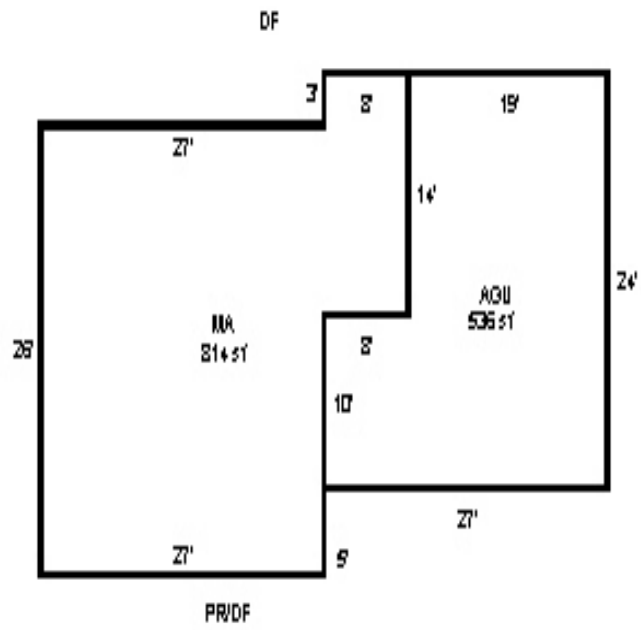
Cycle L3

Net LIVABLE Area

(Rounded w/ Factors)

814

062W30DA03600
R52521





08/10/2011



08/10/2011

R 52521

30DA062W
062W-30DA-03600
131 (411) 0-4H F41
KING, KATHERINE M

72570-730
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 4 BLK 7

4400 BLK YORK AV NE
V0871P0275RD

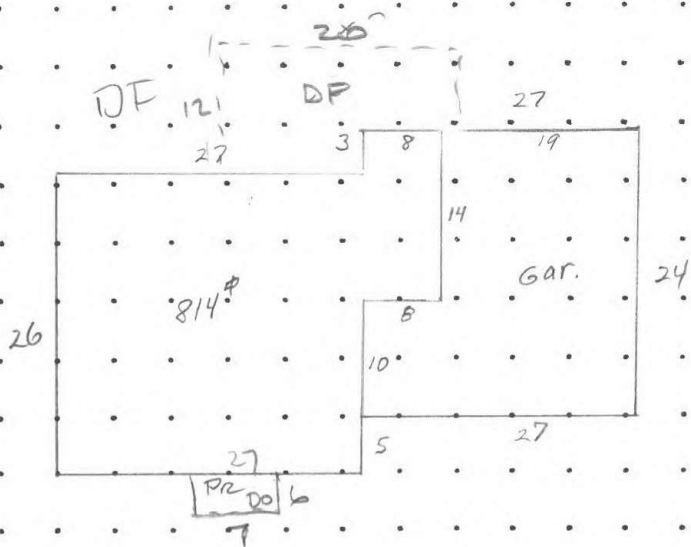
07/27/95

RS2521

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~72570-730~~

MAP NO. 30DA 62W



MEASUREMENT VERIFIED	
DATE	BY
12-11-87	76 DN
1-22-96	22 JL
10-19-05	JP32
8-10-11	19 SUP

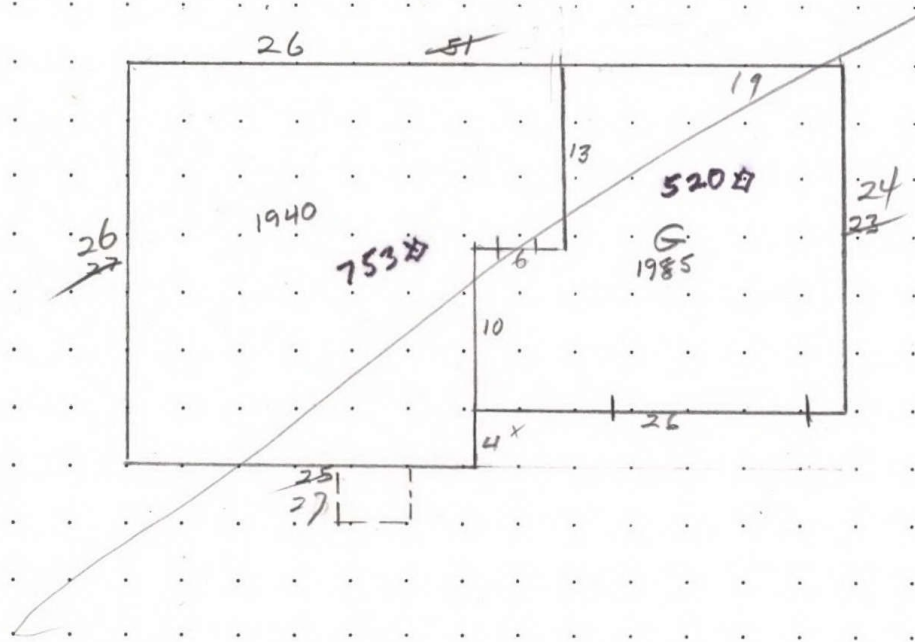
REMARKS:
 NU-Recalc

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72570-730

MAP NO. 30-6-2W

26
~~27~~



MEASUREMENT VERIFIED	
DATE	By
11-21-85	RWH

REMARKS: 4434 York St
753

R52521 062W30DA03600 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4434 YORK AV NE Franchise Code 19 Year For: 2011-2012
 Owner KING, KATHERINE M

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 60,480 RMV Total: 128,970 M50 Total: 90,100

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 10/7/11 Clerk Jove **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 Jove 10/19/11

Reviewed by lead appraiser/comments _____

R52521 062W30DA03600 Appr #: 19 Date 8-10-11 Prop Class 401 Prop Code F31
 Situs Address 4434 YORK AV NE Franchise Code 19 Year For: 2011-2012
 Owner KING, KATHERINE M

Tags Cycle Sales Verification Rental Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 60,480 RMV Total: 128,970 M50 Total: 90,100
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 814 Eff Area 814
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat FA Bond
 Fireplace Inter. Comp: H&F, Rng. DW, DSP Bedrooms 2
 Year Built 1940 Eff. Year Built 1956 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 39,790
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGU Seg. # 1.2 Method: R05 Class 3 Area 536 Eff Area 536
 Length Width Roof Cover ARCMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1985 Eff. Year Built 1985 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 15,690
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3A 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: 5,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings



96.221

300A 3600



08/10/2011

R52521

Metal Garden shed
N/V



08/10/2011

R52521