

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

Acct ID: 552527 MTL: 062W30DA04200 Date: 5/24/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4463 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130800 Year: 2024

Last Date Appraised: 08/22/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:
Owner: DURAN, MINERVA M & DURAN, JUAN P Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 106710
RMV Land: 83670 RMV Imp: 96580 RMV Total: 180250 MAV: 106710 MSAV: 0 SAV: 0
Comment:

Update inv

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: 4bd RMV: 68670 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 65X117 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 - Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1024 % Complete: 100
Desc: One Story Only *EYB-Updated Roof.* Dimensions: RMV: 96580
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	1024	2	FB-1	1980	<u>1980</u>	KIT-, HVAC, ROOF, BATH - 1	Y N <i>6</i>

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1980	7347	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MP 12X16 CLASS 4 AS I/O EYB= 2010 FAIR PCKG



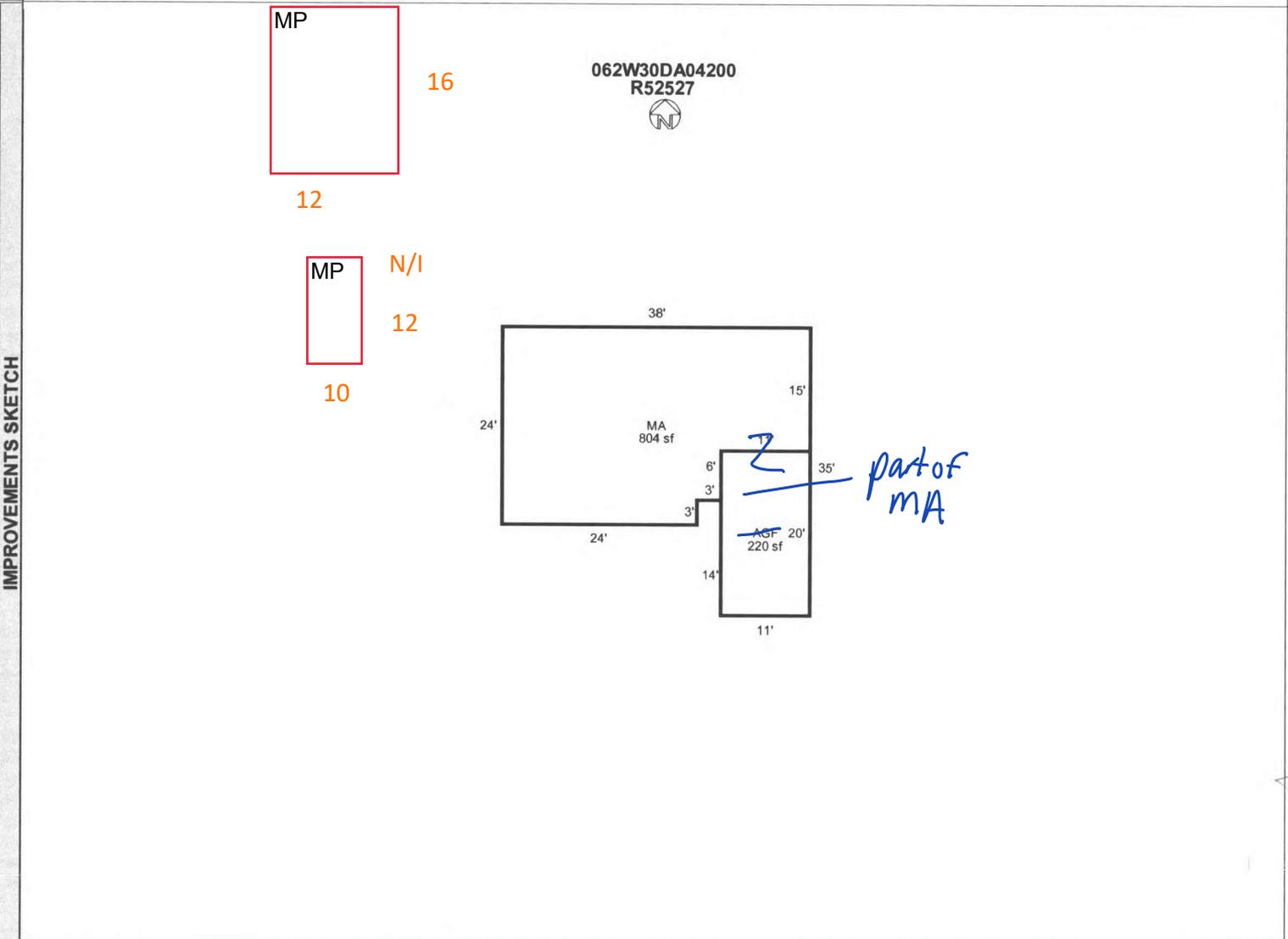
MA

SKETCH/AREA TABLE ADDENDUM

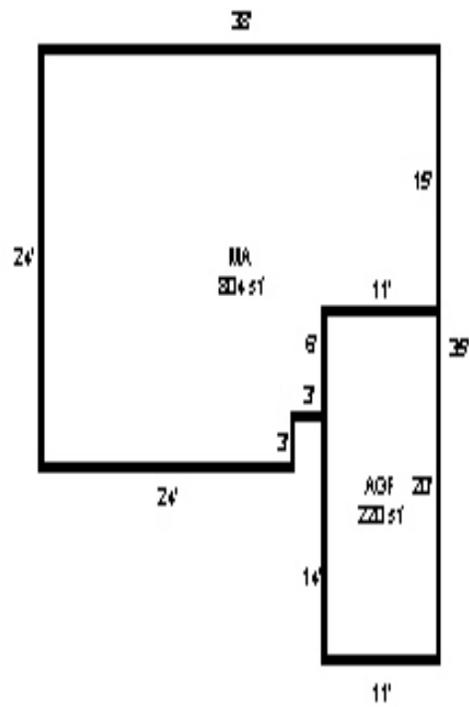
Parcel No 062W30DA04200

File No R52527

SUBJECT	Property Address 4463 DOVER AV NE		
	City SALEM	State OR	Zip 97305
	Owner		
	Client		
	Appraiser Name		



062W30DA04200
R52527





08/22/2011

R52527

30DA062W
062W-30DA-04200
131 (411) 0-4H F31
IRELAND, DONALD L

72570-790
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 9 BLK 7

4463 DOVER AV NE
V0578P0346RD

07/27/95

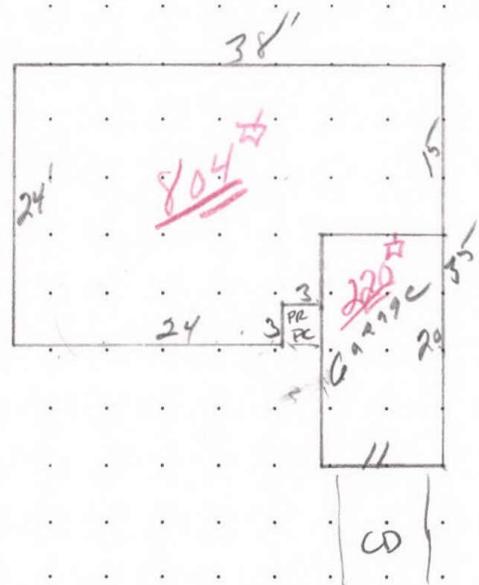
R52527

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72570-790

MAP NO. 30DA-6-2W

$(24 \times 24) + (3 \times 21) + (11 \times 15) = 804$



MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
9-29-80	A.B.	4463 Dover Ave N.E.
12-11-87	76DN	
1-22-96	22K	
10-20-05	9032	
8-22-11	49 sue	

NV - recalc

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52527 062W30DA04200

Imp 1 Of 1

Owners Name: DURAN,MINERVA M &

Nbhd:LE.RUR

Living Area/Value : 804 / \$37,350

- 1. Type Imp : R
- 2. Description : RESIDENTIAL
- 3. Bldg Type :
- 4. Cmplx/Bldg :
- 5. M/S Zip Code:
- 6. Comment : 2011-12: CYCLE WORK BY #19== AGF NOW PART OF LIVING SPACE//
- 7. Appr Method : C Cost Value
- 8. Cost Value : \$48,790
- 9. Income Value: \$0
- 10. Trend Adj% : 100.00%
- RMV Imprv: \$48,790

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	804+	R05	\$37,350
S2	AGF - ATTACHED GARAGE, FI	3	220	R05	\$8,440
S3	YI3F - YARD IMP'S; CLASS		1	R05	\$3,000
Totals:			804		\$48,790

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

R52527 062W30DA04200 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31
 Situs Address 4463 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner DURAN, MINERVA M &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: **68,490** RMV Imp: **52,600** RMV Total: **121,090** M50 Total: **72,710**
 Seg.Type MA Seg. # **1.1** Method: R05 Class 3 Area 804 Eff Area 804
 Length Width Roof Cover COMP Plumbing BATH1 1024 Heat BB 1024
 Fireplace Inter. Comp: H&F, Rog Bedrooms 2
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM3;R3-QLTY Qty 3- % Comp ___ Func ___ Econ ___ RMV: 40,460
 Lump Sum Except Code/Year 12 rain/men Comments deferred maint

Seg.Type AGF Seg. # **1.2** Method: R05 Class 3 Area 220 Eff Area 220
 Length 20 Width 11 Roof Cover COMP Plumbing
 Fireplace Inter. Comp: now leaving space Bedrooms
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 9,140
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg.Type YI3F 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: 3,000
 Lump Sum Except Code/Year Comments

Out Buildings

R52527 062W30DA04200 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4463 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner DURAN, MINERVA M &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 52,600 RMV Total: 121,090 M50 Total: 72,710

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 9/14/11 Clerk Sue **ROUTING SLIP**

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

- Data entry reviewed by/comments no exception - last MKT value
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Sue 9/14/11
- Reviewed by lead appraiser/comments _____





624 300A 4200



08/22/2011

R52527