

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

Acct ID: 552530 MTL: 062W30DA04500 Date: 5/24/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4433 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131272 Year: 2024

Last Date Appraised: 12/27/2018 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: ROSAAEN, MALINDA KAY Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 96720

RMV Land: 83670 RMV Imp: 88420 RMV Total: 172090 MAV: 96720 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: 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: 132 - Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 1139 % Complete: 100
 Desc: Multi Story above grade *Updated roof paint - EYB* Dimensions: RMV: 88420 *I/O*
 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	879	1	FB-1	1950	1950	BATH - 1, KIT-, ROOF, FP - 1, HVAC	Y N
Attic	3 -	Finished	260	2	0	1950	1950		Y N

Accessories

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

YI's 3 Fair (cd, pc)

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

MP 12X10 CLASS 4 FAIR PACKAGE EYB/YR 2019 AS NEW



MA ATTF

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA04500

File No R52530

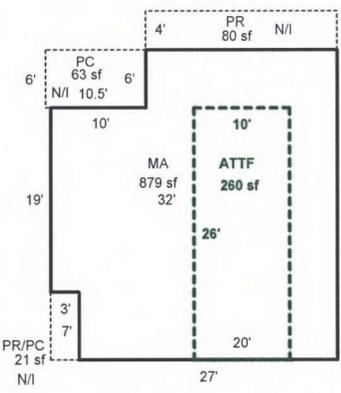
SUBJECT	Property Address 4433 DOVER AV NE
	City SALEM County MARION State OR Zip 97305
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH

R52530
062W30DA04500
SCALE=1:20





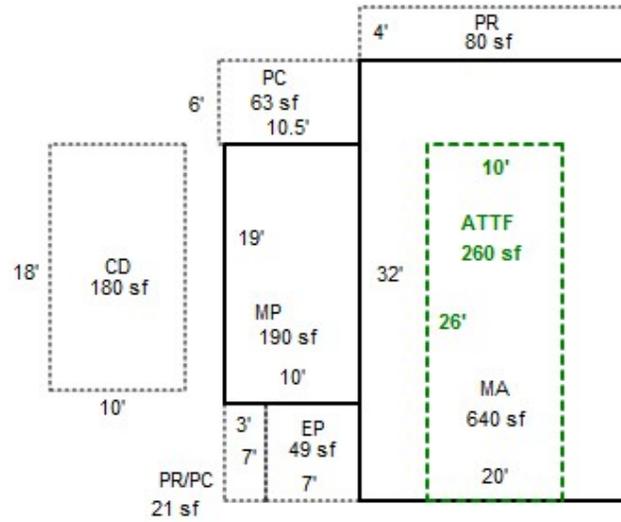


Dover Ave

Scale: 1" = 20'

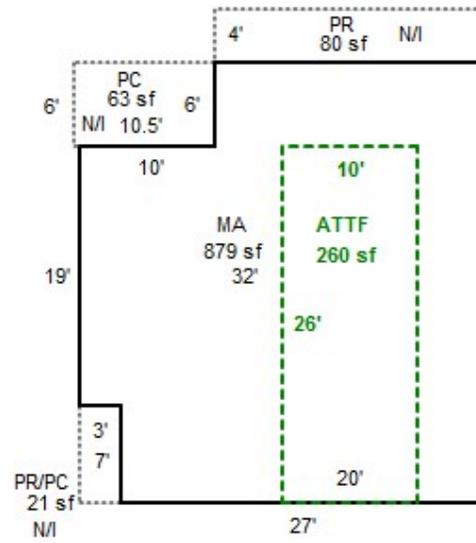
AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 10/07/2011 Jane UPDATED BY JRONDEMA 12/28/18 UPDATED BY JRONDEMA 1/7/19	
	GLA1	MA	1.00	879	124	879		
	GLA2	ATTF	1.00	260	72	260	Comment Table 2 Comment Table 3	
	Net LIVABLE Area (rounded w/ factors)						1139	7/19/18 T-11 <i>GPH 5/24/24 Cycle L3</i>

R52530
062W30DA04500
SCALE=1:20



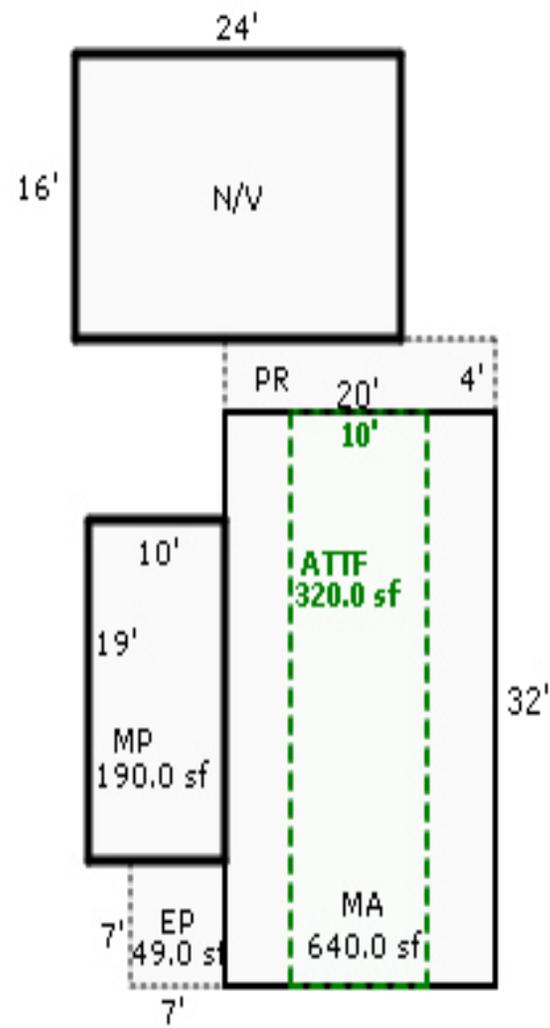
Dover Ave

R52530
062W30DA04500
SCALE=1:20



Dover Ave

R52530
062W30DA04500





R52530
BACK
7/19/2018



R52530

Back L

7/19/2018



R52530

MA

7/19/2018

A photograph showing a large pile of discarded pipes and fittings scattered on a grassy area. The pipes vary in color, including grey, white, blue, and brown. Some are straight, while others are bent or have fittings attached. A small piece of wood is also visible among the debris. The background shows more grass and some scattered leaves.

R52530
pipes
7/19/2018



R52530

tub

7/19/2018

12-27-18
R52530 MA





08/22/2011



08/22/2011

RS2530

30DA062W
062W-30DA-04500
131 (411) 0-4H F32
SMITH, OLIVE M

72570-820
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 12 BLK 7

4433 DOVER AV NE
V0698P0395DC 93C35146CCJ 07/27/95

R52530 062W30DA04500 Prop Class: 401 Prop Code: F32 Fran: 11 Appr #: _____ Date: _____

Situs Address 4433 DOVER AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ROSAAEN, MALINDA KAY Pictom Other: _____

RMV Land: 36,780 RMV Imps: 62,040 RMV Total: 98,820 M50 Total: 80,990 For: 2019-2020

Notes: _____

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.URB			

Eff Acres Companion Accounts

Zone: RS

Routing Slip

Date: 1/7/19 Clerk: Chris Clerk Comments: HI'S?

Appraiser Response: ou [Signature] 29 1-22-19

Return to appraiser after input Review by lead appraiser _____

R52530 062W30DA04500 Prop Class: 401 Prop Code: F32 Fran: 11 Appr #: 29 Date: 12-27-18
 Situs Address 4433 DOVER AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ROSAAEN, MALINDA KAY Pictom Other: _____

RMV Land: 36,780 RMV Imps: 62,040 RMV Total: 98,820 M50 Total: 80,990 For: 2019-2020
 Notes: No YIS EPAMP now MA - update EIS. Full tags

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: ARCMP Int Comp: RNG Adj: RLCM3;R3-QLTY
 Class: 3 Roof: _____
 Area: ~~640~~ Eff: ~~640~~ Flooring: _____
 Dimens: 879 x 879 Plumbing: BATH1 Electrical: _____ Qlty: _____ ✓
 Found: _____ Heat/AC: ST Bedrooms: 1 1950 % Comp: _____
 Ex Wall: _____ Fireplace: HRTH-P Year: 1950 Eff: 1937 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 42,520
 Exc Code: M/A Comment/Adj: _____ L/S: _____

Seg: 1.2 ATTF RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3;R3-QLTY
 Class: 3 Roof: _____
 Area: 260 Eff: 260 Flooring: _____
 Dimens: 26 x 10 Plumbing: _____ Electrical: _____ Qlty: _____ ✓
 Found: _____ Heat/AC: _____ Bedrooms: 2 1950 % Comp: _____
 Ex Wall: _____ Fireplace: _____ Year: 1950 Eff: 1937 Adj: _____
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____ RMV: 12,870
 Exc Code: M/A Comment/Adj: _____ L/S: _____

Accessory Improvements

~~**Seg: 1.3 EP RESIDENTIAL**
 Method: R05 Roof Cover: COMP Int Comp: _____ Adj: RLCM3
 Class: 3 Roof Style: SHED
 Area: 49 Eff: 49 Flooring: _____
 Dimens: 7 x 7 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: _____ Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: _____ Fireplace: _____ Year: _____ Eff: 1937 RMV: 1,340
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: Now MA L/S: _____~~

~~**Seg: 3.1 YI3F YI'S**
 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: 4,750
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: _____ L/S: _____~~

Out Buildings

~~**Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING**
 Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCM
 Class: 4 Roof Style: GABLE
 Area: 190 Eff: 190 Flooring: WOOD
 Dimens: 19 x 10 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall METAL Fireplace: _____ Year: 1989 Eff: 1974 Value: 560
 AddFactor1: _____ AddFactor2: _____ AddFactor3: _____
 Exc Code: _____ Comment/Adj: Now BA L/S: _____~~

R52530 062W30DA04500 Prop Class: 401 Prop Code: F32 Fran: 11 Appr #: T-11/31 Date: 7/19/2018
 Situs Address 4433 DOVER AV NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner ROSAAEN, MALINDA KAY Pictom Other: _____

RMV Land: 36,780 RMV Imps: 63,470 RMV Total: 100,250 M50 Total: 78,640 For: 2018-2019

Notes: NOH: LCB MAJOR REMODEL IN PROGRESS TAB FOR 11.19 CHECK V1'S,
MA EXB & INTERIOR INFO, MP CONVERSION TO MA SQ FTG. VERIFY INTERIOR DATA

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Arcmp Int Comp: RNG D Adj: RLCM3;R3-QLTY
 Class: 3 Roof: _____
 Area: 640 Eff 640 Flooring: _____
 Dimens: x Plumbing: BATH1 Electrical: _____ Qty: _____
 Found: Heat/AC: ST Bedrooms: 1 % Comp: _____
 Ex Wall: Fireplace: HRTH-P Year: 1950 Eff: 1937 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 42,440
 Exc Code: Comment/Adj: WINDOWS, CARP, DRYWALL, PLUMBING, ETC, L/S: _____
ELEC, SIDING, ETC,

Seg: 1.2 ATTF RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: RLCM3;R3-QLTY
 Class: 3 260 260 Roof: _____
 Area: 320 320 Eff 320 Flooring: _____
 Dimens: 26 x 10 EST Plumbing: _____ Electrical: _____ Qty: _____
 Found: Heat/AC: _____ Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1950 Eff: 1937 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 14,380
 Exc Code: 1/0 Comment/Adj: CORRECTING DIMENSIONS ON MA L/S: _____
ADDED INCORRECTLY IN PAST

Accessory Improvements

Seg: 1.3 EP RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: _____ Adj: RLCM3
 Class: 3 Roof Style: SHED
 Area: 49 Eff: 49 Flooring: _____
 Dimens: 7 x 7 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: Year: _____ Eff: 1937 RMV: 1,340
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: Comment/Adj: _____ L/S: _____

Seg: 1.4 Y13F RESIDENTIAL
 Method: R05 Roof Cover: _____ Int Comp: _____ Adj: _____
 Class: _____ Roof Style: _____
 Area: 1 Eff: 1 Flooring: _____
 Dimens: x Plumbing: N/C For New Electrical: CHECK ON TABS % Comp: _____
 Found: Heat/AC: _____ Bedrooms: _____ Adj: _____
 Ex Wall: Fireplace: Year: _____ Eff: _____ RMV: 4,750
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: Comment/Adj: PC 7x3, PR 7x3, CD 18x10 PC 10x6 L/S: _____

Out Buildings

Seg: 2.1 MP MULTI/MISC PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: _____ Adj: FLCM
 Class: 4 Roof Style: GABLE
 Area: 190 Eff: 190 Flooring: WOOD
 Dimens: 19 x 10 Plumbing: _____ Electrical: _____ % Comp: _____
 Found: CONC Heat/AC: _____ Bedrooms: _____ Func: _____
 Ex. Wall METAL Fireplace: Year: 1989 Eff: 1974 Value: 560
 AddFactor1: AddFactor2: AddFactor3: _____
 Exc Code: Comment/Adj: MP IS ATTACHED TO W SIDE OF MA L/S: _____
CHECK ON TABS 2019 FOR POSSIBLE RELEASE TO MA # tags

R52530 062W30DA04500 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F32
 Situs Address 4433 DOVER AV NE Franchise Code 19 Year For: 2011-2012
 Owner SMITH, OLIVE M

Notes: NO4 LCB Cycle Sales Verification assume res changes, update MP Other: _____

RMV Land: 68,490 RMV Imp: 44,210 RMV Total: 112,700 M50 Total: 63,980
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 640 Eff Area 640
 Length _____ Width _____ Roof Cover COMP Plumbing BATH1 Heat ST
 Fireplace HRTN-P Inter. Comp: Eng Bedrooms _____
 Year Built 1950 Eff. Year Built 1937 Cond. P F A G E
 Adj Codes RLCM3;R3-QLTY Qty 3 % Comp _____ Func _____ Econ _____ RMV: 29,000
 Lump Sum _____ Except Code/Year _____ Comments deferred Maint

Seg.Type ATTF Seg. # 1.2 Method: R05 Class 3 Area 320 Eff Area 320
 Length _____ Width _____ Roof Cover _____ Plumbing _____ Heat _____
 Fireplace _____ Inter. Comp: _____ Bedrooms 2
 Year Built 1950 Eff. Year Built 1937 Cond. P F A G E
 Adj Codes RLCM3;R3-QLTY Qty 3 % Comp _____ Func _____ Econ _____ RMV: 9,880
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type EP Seg. # 1.3 Method: E:LS R05 Class 3 Area 49 Eff Area 49
 Length 7 Width 7
 Year Built _____ Eff. Year Built: 1937 Cond. P F A G E % Comp _____ Econ _____ RMV: 420
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type Y13F Seg. # 1.4 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

Seg.Type MP Seg. # 2.1 Method: F09 Class 4 Area 190 Eff Area 190
 Length 19 Width 10 Foundation CONC Ex. Wall metal BEVEL Roof Cover BLTUP metal
 Roof Style SHED Shed Floor CONC Plumbing _____
 Heat _____ Int. Comp. wood Elect. _____ Yr. Blt. 1989 Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp _____ Func _____ Econ _____ RMV: 1,910
 Lump Sum _____ Except Code/Year _____ Comments _____



062

062W30DA04400

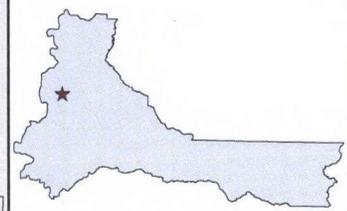
062W30DA04500

062W30DA04600

0

06 2W 30DA

06 2W 30DA



MARION COUNTY, OREGON
 NE1/4 SE1/4 SEC30 T6S R2W W.M.
 SCALE 1" = 100'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16, 15
 - ⊕ Section Corner
 - 21, 22

NUMBERS

Tax Code Number
000 00 00 0

Acreage
0.25 AC

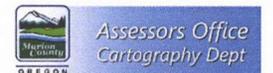
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/23/2018

06 2W 30DA

06 2W 30DA

MP w/NV = Removed
 New Attic window + Roof + ext Paint
 Owner: Malinda Kay, ROSAEN

2018 RMV Sale 184K
 100,250
 EYB = -13Yr.

check SF APex corrections
 check MP



APR 1962



4433

VOLKSWAGEN

1 19 '96



08/22/2011

R 52530

10x19 MP



08/22/2011

R52530



R52530

pipes

7/19/2018



R52530

tub

7/19/2018



R52530
BACK
7/19/2018



R52530

Back L

7/19/2018



R52530

MA

7/19/2018

12-27-18
R52530 MA

