

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

Acct ID: 552540 MTL: 062W30DB04500 Date: 5/24/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4251 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131282 Year: 2024

Last Date Appraised: 08/22/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: SNEGIREFF, STEPHAN Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 111890
RMV Land: 81990 RMV Imp: 131880 RMV Total: 213870 MAV: 111890 MSAV: 0 SAV: 0
Comment:

Notations No notation data available. INPUT GRH 06.17.24

Update inv, add new mp

OSDs

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

Land Site: 1 Code Area: 92411 Size: 6970 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: Value Source: Rural at MKT Description: RMV: 66990 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 16-17: PER #54 CHG PT ADJ// 15-16: EDIT LISTS; THIS ACCOUNT HAS AM MA ON IT. FUNCTIONAL ADJUSTMENT WITH EXCESS LAND ON R52536. LEAVING ADJUSTMENT FOR NOW, MAY NEED CHANGED WHEN PART TOTALS AND LAND SCHEDULES ARE ADRESSED. 9/14/15 #31./// 90X78 06-07: RECALC SETUP, APPR NO 04, 10/19/05 //08-09 PT PROJECT: PT R52536 AND R52540 - UNBUILDABLE

Improvements - Residence / Manufactured Structures Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1952 Eff Year Blt: 1984 Sq.Ft: 1168 % Complete: 100
Desc: One Story Only EYB: Roof, window, paint Dimensions: RMV: 131880
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	1168	4	FB-1	1952	1971	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Exception: Y N
Garage Attached	3	Low Cost	336	0	0	1952	1971	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	3	1	1971	6882	1	Exception: Y N

Improvements - Accessory Buildings No improvement data available for all other stat class types.

341-mp-16x12, Fair package, NEW class 4 EYB 2021



MA 05.24.24

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB04500

File No R52540

Property Address 4251 WEBB AV NE

City SALEM

County MARION

State OR

Zip 97305

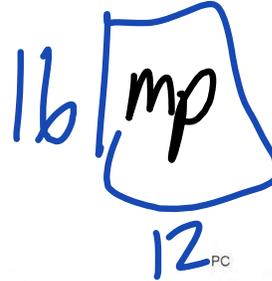
Owner

Client

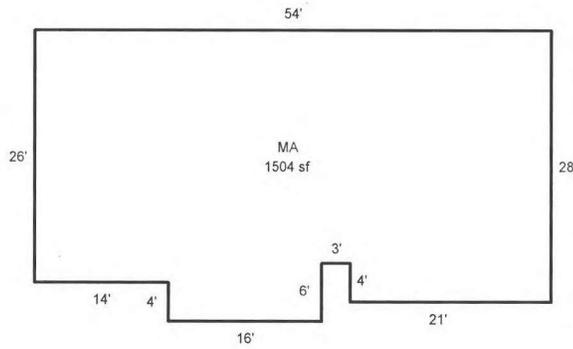
Appraiser Name

SUBJECT

APEX UPDATED



R52540
062W30DB04500
SCALE=1:20



IMPROVEMENTS SKETCH

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1504	176	1504
Net LIVABLE Area (rounded w/ factors)					1504

Comment Table 1

DRAWN BY JRONDEMA 10/13/17

Comment Table 2

GPH 12/4/24 Cycle 3

Comment Table 3





08/22/2011

R52540

30DB062W
062W-30DB-04500 72570-920
131 (411) 0-4H F31 024-00-21-4
LESMEISTER, LAVERNE & MILDRED

.17 ACRES
LABISH VILLAGE FR LOT 3 BLK 8

4251 WEBB AV NE
V0589P0027DE

07/27/95

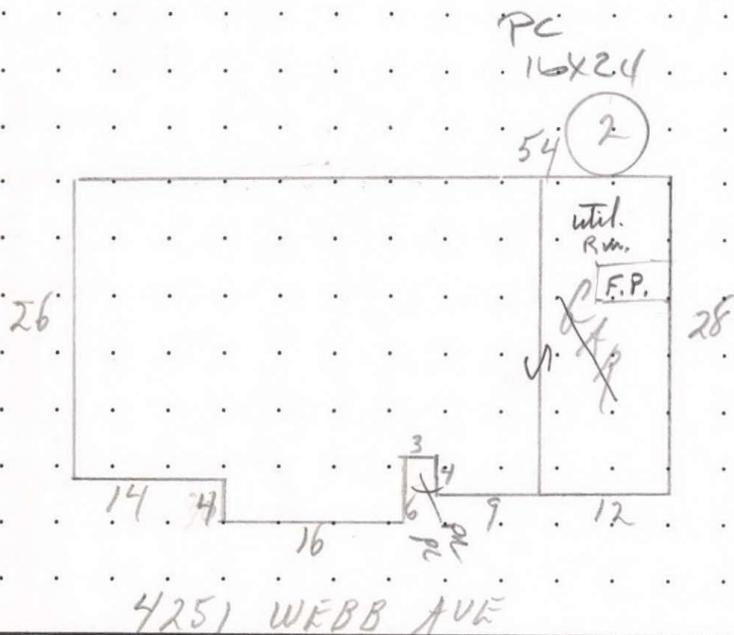
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6262-1 72570-920

MAP NO. 30DB-6-2W

$9 \times 28 = 252$
 $3 \times 24 = 72$
 $16 \times 30 = 480$
 $14 \times 26 = 364$

 1168



MEASUREMENT VERIFIED	REMARKS:
3-1-68	1168 verified
DATE 10-26-70	
BY HEITH	
12-7-87	76DN

Built 1952

R52540 062W30DB04500 Appr #: R/#54 Date 3/10/16 Prop Class 401 Prop Code F31
 Situs Address 4251 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner LESMEISTER, LAVERNE &

Notes: Remove Past Total and Companion Account information
 Tags Cycle Sales Verification Other: Account Maintenance
 RMV Land: 53,280 RMV Imp: 72,640 RMV Total: 125,920 M50 Total: 88,350

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	0.16	PT64	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.25 Companion Accounts R52536 062W30DB04300

Zone: RS

Date 3/10/16 Clerk Chris **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 R/#54
- Reviewed by lead appraiser/comments _____

R52540 062W30DB04500 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4251 WEBB AV NE 97305 Franchise Code 90 Year For: 2016-2017
 Owner LESMEISTER, LAVERNE &

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 53,280 RMV Imp: 72,640 RMV Total: 125,920 M50 Total: 88,350

Seg.Type MA RESIDENTIAL Seg. # 1.1 Method: R05 Class 3 Area 1168 Eff Area 1168
 Length Width Roof Cover METAL Plumbing BATH1 Heat ST
 Fireplace SGL-P Inter. Comp: RNG;H&F Bedrooms 4
 Year Built 1952 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 57,900
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGL RESIDENTIAL Seg. # 1.2 Method: R05 Class 3 Area 336 Eff Area 336
 Length 28 Width 12 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1952 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 11,410
 Lump Sum _____ Except Code/Year _____ Comments _____

Accessory Improvements

Seg.Type YI3F RESIDENTIAL Seg. # 1.3 Method: R05 Class Area 1 Eff Area 1
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: Cond. P F A G E % Comp ___ Econ ___ RMV: 3,330
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

R52540 062W30DB04500 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4251 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner LESMEISTER, LAVERNE & MILDRED

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 56,070 RMV Imp: 70,050 RMV Total: 126,120 M50 Total: 76,240

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	0.16	PT 64	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres 0.25 Companion Accounts R52536 062W30DB04300

Date 9/9/11 Clerk Jane **ROUTING SLIP**

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

- Data entry reviewed by/comments no value chg for MP name
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response Sue 9/12/11
- Reviewed by lead appraiser/comments _____

R52540 062W30DB04500 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31
 Situs Address 4251 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner LESMEISTER, LAVERNE & MILDRED

Notes: Move MP Cycle to R52536 Tags Sales Verification Other: _____

RMV Land: 56,070 RMV Imp: 70,050 RMV Total: 126,120 M50 Total: 76,240
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1168 Eff Area 1168
 Length Width Roof Cover METAL Plumbing BATH1 Heat ST
 Fireplace SGL-P Inter. Comp: Rng, H&F Bedrooms 4
 Year Built 1952 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 55,930
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg.Type AGL Seg. # 1.2 Method: R05 Class 3 Area 336 Eff Area 336
 Length 28 Width 12 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1952 Eff. Year Built 1971 Cond. P F A G E
 Adj Codes RLCM3 Qty 3 % Comp ___ Func ___ Econ ___ RMV: 11,120
 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

Seg.Type MP Seg. # 2.1 Method: F;N Class 4 Area 56 Eff Area 56
 Length 8 Width 7 Foundation CONC Ex. Wall CBLOCK Roof Cover
 Roof Style Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 0
 Lump Sum ___ Except Code/Year ___ Comments Move to R52536





1 17 '96

62w 30 DB 4500

R52540 10-19-05





08/22/2011

R 52540