

**Summary** Lead Appr: **WW** Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GRH** Print Date: 1/25/2024  
 Acct ID: 552552 MTL: 062W30DA07400 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4381 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131703 Year: 2024  
 Last Date Appraised: 05/24/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:  
 Owner: CRUZ, JOSELYN Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 151760  
 RMV Band: 83670 RMV Imp: 146230 RMV Total: 229900 MAV: 151760 MSAV: 0 SAV: 0  
 Comment: 22-23 MLH L4 05/24/2022

**Update inv**

**Notations**  
 No notation data available. INPUT GRH 06.17.24

**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: 65X120. 06-07: RECALC SETUP, APPR NO 32, 10/20/05.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1948 Eff Year Blt: 1966 Sq.Ft: 1697 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 146230 **±/0**  
 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	1697	3	FB-1	1948	1966	KIT, ROOF, HVAC, BATH+, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	624	1966	13478	1	Y N
PATIO	3	132	1966	523	0	Y N
ROOF EXTENSION OR PATIO COVER	3	132	1966	2750	0	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



MA

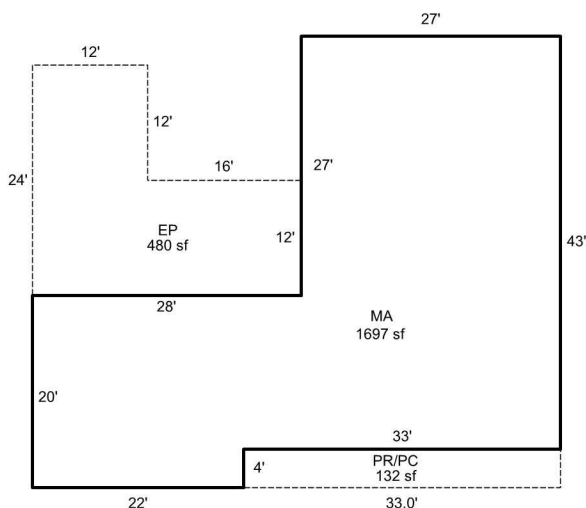
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 552552 Parcel No.: 062W30DA07400  
 Property Address: 4381 WEBB AVE NE  
 City: SALEM County: State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**552552**  
**062W30DA07400**  
 SCALE = 1:20



.....  
 WEBB AVENUE NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1697.0	204.0	1697.0	APEXED BY NRC 05/11/2009 UPDATED BY CJURAN 05/26/2022	
P/P	EP	1.0	480.0	104.0			
	PR/PC	1.0	132.0	74.0	612.0		
	Net LIVABLE	cnt	1 (rounded)		1,697		
						COMMENT TABLE 2	COMMENT TABLE 3
						#49 MattH 05/24/2022	SV L4





08/22/2011

R52552

30DA062W  
062W-30DA-07400 72571-040  
131 (411) 0-4H F41 024-00-21-4  
VAN ANTWERP, HOMER A & PATRICIA O

.17 ACRES  
LABISH VILLAGE LOT 15 BLK 8

4381 WEBB AV NE  
V0418P0610DE V0620P0261RD 07/27/95

R52552

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. ~~6274-000~~ 72571-040

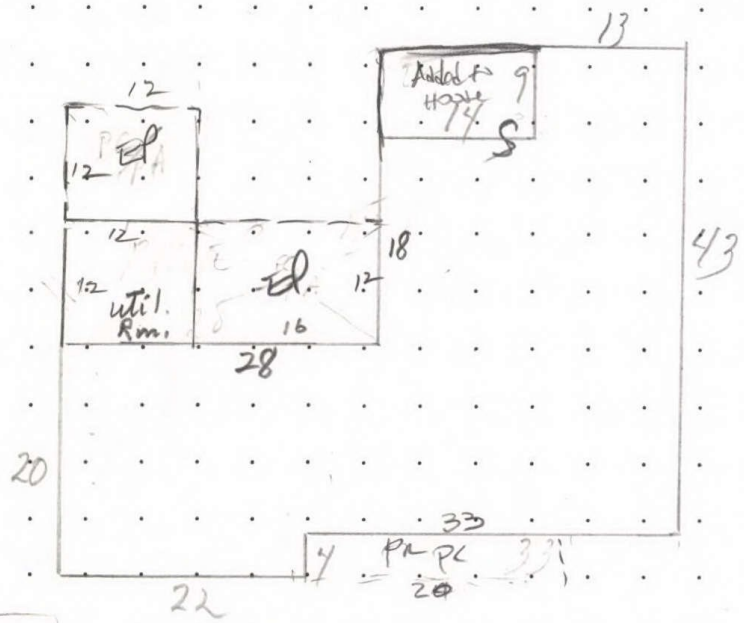
MAP NO. 30DB-6-2W

$9 \times 13 = 117$   
 $18 \times 27 = 486$   
 $16 \times 5.5 = 88$   
 $4 \times 22 = 88$   
 $9 \times 14 = 126$   


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 $1697$

1697



PC 10x20

4381 WEBB

Built 1948

MEASUREMENT VERIFIED	REMARKS:
2-29-68 DATE	HOLSTAD BY 1528
10-14-70	KEITH 1571
12-8-87	76DN
1-17-96	22/16 1697*
10-20-05	832 NV-recalc

# MARION County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

May 20, 2022 2:42:54 pm

Account # 552552  
 Map # 062W30DA07400  
 Code - Tax # 92411-552552

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr LABISH VILLAGE  
 Block - 8 Lot - 15

Mailing Name CRUZ, JOSELYN  
 Agent MONTES DE OCA, JAIRO U RIVERA  
 In Care Of  
 Mailing Address 4381 WEBB AVE NE  
 SALEM, OR 97305

Deed Reference # 2021-10427 (SOURCE ID: 45250443)  
 Sales Date/Price 08-10-2021 / \$399,000.00  
 Appraiser MATTHEW HAMILTON

Prop Class 401 MA SA NH Unit  
 RMV Class 401 03 06 000 131703-1

Situs Address(s)	Situs City
ID# 4381 WEBB AVE NE	SALEM

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
92411 Land	56,080	36,080	36,080	Land	0
Impr.	161,510	106,970	106,970	Impr.	0
<b>Code Area Total</b>	<b>217,590</b>	<b>143,050</b>	<b>143,050</b>		<b>0</b>
<b>Grand Total</b>	<b>217,590</b>	<b>143,050</b>	<b>143,050</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
92411	1	<input checked="" type="checkbox"/>		RS	Rural at MKT	100	S	7,405.00		41,080
92411					URBAN - AVERAGE	100				15,000
<b>Grand Total</b>								<b>7,405.00</b>		<b>56,080</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
92411	1	1948	131	<del>X</del> One Story Only	100	1,697		161,510
<b>Grand Total</b>							<b>1,697</b>	<b>161,510</b>

Exemptions / Special Assessments / Potential Liability	
Code Area 92411	
<b>EXEMPTIONS (AV):</b>	
■ VET SERVICE RELATED	Amount 28,890

→ Break out V.I's  
 4x33 132st PRA/PL  
 Add extra shower

Sales Verification MLH 5/25  
 MLS 778862, group sale w/ 552553  
 61 DOM change to 15



MLS #: **778862 4381 Webb Av NE**

Price **\$399,000**

Status: **SOLD**  
 Zoning **RS**  
 Elem **ForestRidg**  
 Middle **Whiteaker**  
 High **McNary**  
 55+ HOUSING **No**  
 Deferral **None**  
 Taxes **\$1,492**  
 Tax # **R52552**  
 Tax Years **2020**  
 Assessment **No**

City **Salem**  
 State **OR**  
 Zip **97305**  
 County **Marion**  
 Lot **15**  
 Block **8**  
 Subdivision **Labish Village**  
 XStreet **Portland Rd**

Approx Total SqFt **1697**  
 Year Built **1948**  
 Beds **3**  
 Total Baths **1**  
 Full Baths **1**  
 Half Baths **0**  
 Garage Capacity **4+**  
 Garage Type **Det**  
 Acres **0.340**  
 Class **RE**  
 Type **Residence**  
 Area **30**  
 Auction **No**

Click for Map/Assoc



IDX Include: **Y**

Public Visibility: **MLS Public Listing**

**Home Interior:** Approx Total SqFt: **1697** SqFt Data Source: **County**  
 Basement:  
 Bonus Rms: **Workshop**  
 Dining: **Area (Combination)**  
 Dishwasher: **Yes**  
 Disposal  
 Dual Living: **Possible**  
 Fireplace:  
 Flooring: **Carpet, Wood, Laminate**  
 Handicap Amnties:  
 Heating/Cooling: **Electric, Forced Air**  
 Range Facility:  
 Security System:  
 Smart Hm Feat:  
 Water Heater: **Electric**  
 Wood Brn Stv:  
 View:

**So much opportunity in one property! Two separate tax lots on the edge of town. There is a home on one lot and a large shop on the second lot that could be converted to an ADU. Home has 3 bedrooms, 1 bath and separate living/family rooms. The bathroom has two showers and could be converted into two separate bathrooms. The shop has room for 4+ vehicles, a craft room, wood working area and a half bath. There are two sunrooms, a separate laundry room, RV pad with hookups, newer roof, siding and furnace!**

**Private Remarks / Confidential Data:**  
 Text LA to schedule showings. Leave business card. Escrow to be with Sada Combs at Amerititle. Prefer to sell home "as-is", no known issues. SPDs in documents.

WVMSLockbox **Yes**  
 Location **Front Door**  
 SHOWING INSTRUCTIONS **Appt Nec, Refer to Pvt Rmks**

**Listing Broker / Company**  
**MOLLY EDWARDS - 503-999-7519**  
**201219562**  
**rebrokearmolly@gmail.com**  
**HOMESMART REALTY GROUP**  
**201210231**

Co-List:

Negotiable Inclusions  
 Exclusions

**Seller Terms**  
 Selling Office Commission **2.5 Percent**  
 Expected Active Date **6/10/2021**  
 Agency Type **Exclusive Right to Sell**

DFCcoopOf **No** Price Per SQFT **\$235.12**  
 DualVar **No** Orig Price **\$399,000**  
 Escrow At **Amerititle** Lst Date **6/10/2021**  
 Possess **NEG** DOM **61**  
 CDOM **61**

**Owner/Occupant:**  
 Owner **Margaret Van Antwerp**  
 Owner Phn  
 Owner US Citizen (FRPTA) **Yes** Tenant  
 Occ Name  
 Occ Phone  
 SaleSign **Yes**

**Sold Information:** Sold for: **\$399,000**  
 Contract Date **6/28/2021**  
 Closing Date **8/10/2021**  
 How Sold **Conventional**  
 Closing Notes  
 Buyer Name  
 Sell Brk - Agt Name **CODY WILLNER**  
 Sell Ofc - Ofc Name **RE/MAX EQUITY GROUP**  
 SellTeam - Team Name

**Structure(s):** LR Level **1** LR Dim  
 City Sewer? **Yes** DR Level **1** DR Dim  
 Energy Score: Kit Level **1** Kit Dim  
 Exterior Color: FR Level **1** FR Dim  
 Foundation: **Continuous** Util Level **1** Util Dim  
 Green Home: **No** BR1 Level **1** BR1 Dim  
 HiSpd Comms **Available** BR2 Level **1** BR2 Dim  
 Home Style: **1 Story** BR3 Level **1** BR3 Dim  
 Home Warranty: **Negotiable** BR4 Level BR4 Dim  
 New Constr? **N** AddRmLv AddRmDm  
 Patio:  
 Roof: **Composition** #Baths 1L  
 Septic: #Baths LL  
 Siding: **Cedar** #Baths 2L  
 Siding Type: #Baths NMS  
 Water: **City** Garage Dims:  
**Outbuildings: Separate Shop**  
 Building Description: Used For: Size: Manufactured Home Data:  
 MH Size Moved 2x?  
 MH Type  
 MHDetitled  
 MH Make  
 MH Model  
 MH Serial#

**Lot/Land:** Acres: **0.340** Acres Irrigated:  
 Approx Lot SqFt: **14,810** Appr Lot Dims:  
 Fenced Yard: **Yes**  
 Flood Plain **No**  
 Inspec Rpt Avail?  
 Landscape: **Yes**  
 Lot Type:  
 RV Amenities:  
 Soil Type:  
 Swimming Pool:  
 Timber:  
 UG Sprinklers:  
 Water Rights? **No**  
 Water Rights Source:  
**Land Description:** Used For: Size:

HOA?  
 HOMEOWNERS ASSN **No Association**  
 HOA Fee  
 HOAFeeFreq

R52552 062W30DA07400 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F31  
 Situs Address 4381 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VANANTWERP, PATRICIA O

Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: update info

RMV Land: 68,490 RMV Imp: 78,350 RMV Total: 146,840 M50 Total: 103,380  
 Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1697 Eff Area 1697  
 Length Width Roof Cover ARCMP Plumbing BATH1 Heat FA  
 Fireplace Inter. Comp: DW, Eng, DSP Bedrooms 3  
 Year Built 1948 Eff. Year Built 1966 Cond. P F A G E  
 Adj Codes RLCM3 Qty 3 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 68,180  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg.Type EP Seg. # 1.2 Method: ELS R05 Class 3 Area 624 Eff Area 624  
 Length Width conc floor  
 Year Built Eff. Year Built: Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 6,165  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

Seg.Type Y13A 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: 4,000  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_\_\_

**Out Buildings**

R52552 062W30DA07400 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F31  
 Situs Address 4381 WEBB AV NE Franchise Code 19 Year For: 2011-2012  
 Owner VANANTWERP,PATRICIA O

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 68,490 RMV Imp: 78,350 RMV Total: 146,840 M50 Total: 103,380

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 Jane **ROUTING SLIP**

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

Data entry reviewed by/comments Used EYB 1966 for EP? ok

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

Appraiser response Sue 10/19/11

Reviewed by lead appraiser/comments \_\_\_\_\_



APR 1962



08/22/2011

R52552



1 17 '96

62w 30 DA 7400