

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

Acct ID: 552556 MTL: 062W30DB05000 Date: **10/24/24 GRH** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4321 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131707 Year: 2024

Last Date Appraised: 07/24/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: SALTO, ANICETO VILLASENOR Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 151760
 RMV Land: 115290 RMV Imp: 160930 RMV Total: 276220 MAV: 151760 MSAV: 0 SAV: 0
 Comment:

update inv

Notations

No notation data available.

INPUT GRH 06.17.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92411	0

Land

Site: 1 Code Area: 92411 Size: 7841 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 70290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 19-20: SV PER #06 CHG OSD// 65X119 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 + Year Blt: 1981 Eff Year Blt: 1995 Sq.Ft: 1120 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 160930
 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	1120	3	FB-2	1981	1995	BATH - 2, KIT, ROOF, HVAC+	Y N
Garage Attached	3	Finished	374	0	0	1981	1995	ROOF	Y N

Accessories

YI'S 3 Pair

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	264	1989	541	1	Y N
DECK	3	160	1995	3027	1	Y N
PATIO	3	112	1939	388	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



MA AGF 05.24.24

SKETCH/AREA TABLE ADDENDUM

Parcel No **062W30DB05000**

File No **R52556**

SUBJECT

Property Address **4321 Webb Av NE**

City **Salem**

State **OR**

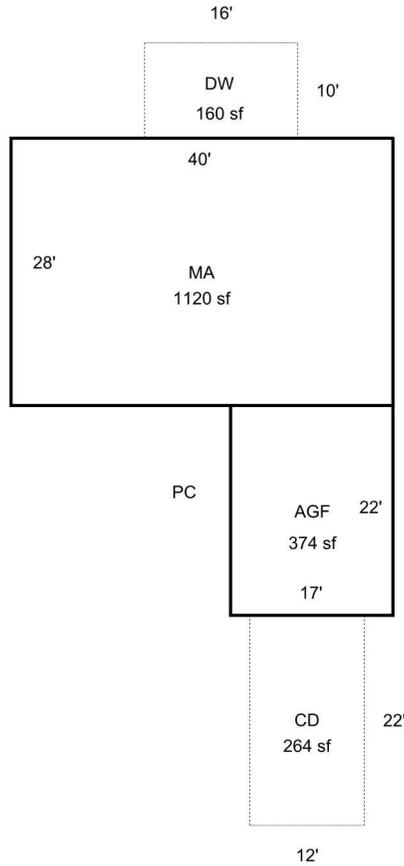
Zip **97305**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R52556
062W30DB05000
 SCALE=1:20



Scale: **1" = 20'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1120	136	1120
GAR	AGF	1.00	374	78	374
YI1	CD	1.00	264	68	264

Net LIVABLE Area (rounded w/ factors) 1120

Comment Table 1

Apex by JA 10/28/09
 UPD BY PH 01.31.20

Comment Table 2

07.24.19 WV #06

GMA SHU/24

Comment Table 3

PICTO & MLS

Cycle 13



08/22/2011

R 52556

30DB062W
062W-30DB-05000
131 (411) 0-4H F41
HANSON, LESLIE R

72571-080
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 19 BLK 8

4321 WEBB AV NE
V0644P0059RD

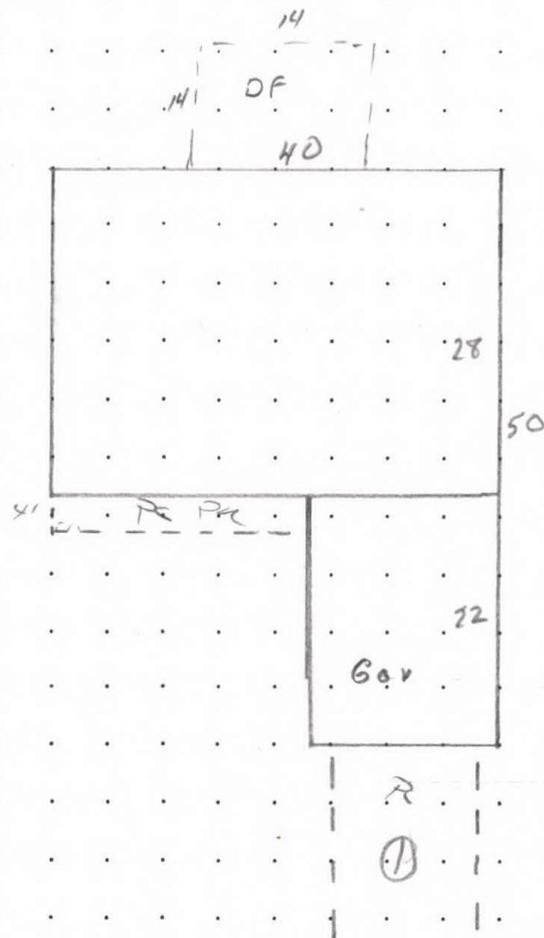
07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72571-080

R52556

MAP NO. 30DB-6-2W



4327 Webb St NE

MEASUREMENT VERIFIED	
DATE	BY
12-22-81	DRG
12-8-87	76DN
1-17-96	JLZ

REMARKS: Bit 1981 +

$1577 = (28 \times 40) = 1128$

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB05000

File No R52556

Property Address 4321 Webb Av NE

City Salem

State OR

Zip 97305

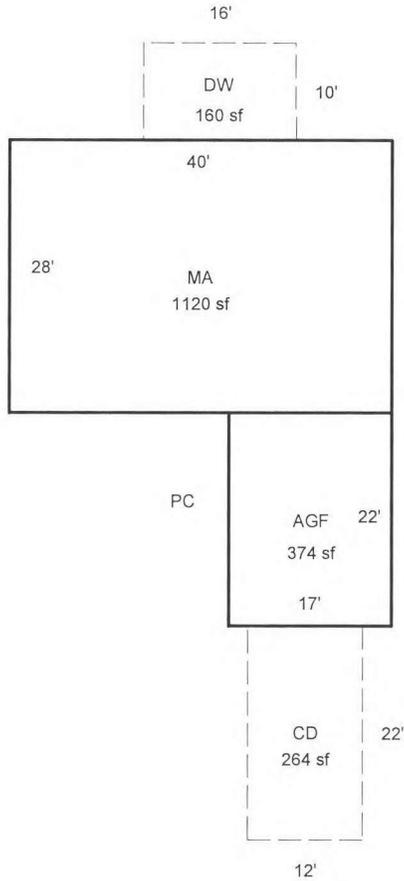
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R52556
062W30DB05000
SCALE=1:20



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AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1120	136	1120
GAR	AGF	1.00	374	78	374
YI1	CD	1.00	264	68	264
Net LIVABLE Area (rounded w/ factors)					1120

Comment Table 1

Apex by JA 10/28/09
UPD BY PH 01.31.20

Comment Table 2

07.24.19 WV #06

Comment Table 3

PICTO & MLS

AREA CALCULATIONS

R52556 062W30DB05000 Appr #: 19 Date 11-4-09 Prop Class 401 Prop Code F31
 Situs Address 4321 WEBB AV NE Franchise Code 19 Year For: 2010-2011
 Owner FUNKE, GARY S & DELONDA R

Notes: No bldg in back yard - Neighbor has the bldg - pull tag - n/c
 Tags Cycle Sales Verification Other: _____

RMV Land: 78,000 RMV Imp: 76,220 RMV Total: 154,220 M50 Total: 97,450

Seg.Type MA Seg. # 1.1 Method: R05 Class 3 Area 1120 Eff Area 1120
 Length Width Roof Cover COMP Plumbing BATH1 Heat HP
 Fireplace Inter. Comp: H&F Bedrooms 3
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 59,070
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type AGF Seg. # 1.2 Method: R05 Class 3 Area 374 Eff Area 374
 Length 22 Width 17 Roof Cover COMP Plumbing Heat
 Fireplace Inter. Comp: Bedrooms
 Year Built 1981 Eff. Year Built 1981 Cond. P F A G E
 Adj Codes RLCM3 Qty ___ % Comp ___ Func ___ Econ ___ RMV: 13,150
 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: 4,000
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

R52556 062W30DB05000 Prop Class: 401 Prop Code: F31 Fran: 06 Appr #: _____ Date: _____

Situs Address 4321 WEBB AVE NE TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner SALTO, ANICETO VILLASENOR Pictom Other: _____

RMV Land: 51,000 RMV Imps: 137,230 RMV Total: 188,230 M50 Total: 130,930 For: 2019-2020

Notes: _____

Segment	DW ✓	PC ✓	CD ✓				Land
Class							
Dim/Size	16x10	28x4	22x12				
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring	wood	conc	conc				
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1995	1939	1939				
Cond.							
% Good							
% Comp							
Lump Sum							
Except. Code	1/0	1/0	1/0				

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.18		
2	ON SITE DEVELOPMENT	OSDA/URB			

Eff Acres: _____ Companion Accounts: *OSDA, RUR 1/0*

Zone: RS

Routing Slip

Date: *9/18/19* Clerk: *Chris* Clerk Comments: _____

Appraiser Response: *pls change OSD @ ok* *ok @ 9/20/19*

Return to appraiser after input Review by lead appraiser *MA 31 8/20/19*

R52556 062W30DB05000 Prop Class: 401 Prop Code: F31 Fran: 06

Appr #: 06 Date: 7/24/19 ✓

Situs Address 4321 WEBB AVE NE

TTO LCB Insp
 Pictom

Cycle Tags Farm Forest Sales Verif
Other: mls

Owner SALTO,ANICETO VILLASENOR

RMV Land: 51,000

RMV Imps: 137,230

RMV Total: 188,230

M50 Total: 130,930

For: 2019-2020

Notes: make changes as noted; UPDATE AP24

Seg: 1.1 MA

RESIDENTIAL

Method: R05 Roof Cover: COMP Int Comp: H&F;DW;RNG Adj: RLCM3;R3+QLTY
Class: 3 Roof: gable
Area: 1120 Eff 1120 Flooring: Plumbing: BATH 1/2 ✓ Electrical: Qlty: ✓
Dimens: x Heat/AC: AC ✓ Bedrooms: 3 % Comp: _____
Found: Fireplace: Year: 1981 Eff: 1995 Adj: _____
Ex Wall: wood AddFactor2: AddFactor3: RMV: 106,900
AddFactor1: AddFactor3: RMV: 106,900
Exc Code: 1/0 Comment/Adj: mls L/S: _____

Seg: 1.2 AGF

RESIDENTIAL

Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM3
Class: 3 Roof: gable
Area: 374 Eff 374 Flooring: Plumbing: Electrical: Qlty: ✓
Dimens: 22 x 17 Heat/AC: Bedrooms: 3 % Comp: _____
Found: Fireplace: Year: 1981 Eff: 1995 Adj: _____
Ex Wall: wood AddFactor2: AddFactor3: RMV: 21,510
AddFactor1: AddFactor3: RMV: 21,510
Exc Code: 1/0 Comment/Adj: L/S: _____

Accessory Improvements

Seg: 1.3 Y13A

RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj:
Class: Roof Style:
Area: 1 Eff: 1 Flooring: delete
Dimens: x Plumbing: Electrical: % Comp: _____
Found: Heat/AC: Bedrooms: Adj: _____
Ex Wall: Fireplace: Year: Eff: RMV: 8,820
AddFactor1: AddFactor2: AddFactor3:
Exc Code: Comment/Adj: breakout into segs L/S: _____

Out Buildings

Over →

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52556 062W30DB05000

Imp 1 Of 1

Owners Name: CARDENAS,MANUEL &

Nbhd:LE.RUR

Living Area/Value : 1,120 / \$57,140

- | | | | |
|-----------------|---|-----------------|----------------|
| 1. Type Imp | : R | 7. Appr Method | : C Cost Value |
| 2. Description | : RESIDENTIAL | 8. Cost Value | : \$73,710 |
| 3. Bldg Type | : | 9. Income Value | : \$0 |
| 4. Cmplx/Bldg | : | 10. Trend Adj% | : 100.00% |
| 5. M/S Zip Code | : | RMV Imprv | : \$73,710 |
| 6. Comment | : 14-15: SV PER #90 CHG EYB OF RES, UPDATE INV// 2012-13: CYCLE W | | |

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN AREA	3	1120+	R05	\$57,140
S2	AGF - ATTACHED GARAGE, FI	3	374	R05	\$12,570
S3	YI3A - YARD IMP'S; CLASS		1	R05	\$4,000
Totals:			1120		\$73,710

T-Trend	CM-Comment	S*-Add Seg	(.) More
---------	------------	------------	----------

Enter Field #, Seg ID, or <RET> to Exit: ___

R52556 062W30DB05000 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4321 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner FUNKE, GARY S & DELONDA R

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 73,850 RMV Total: 142,340 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	0.18		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

8/18/14 Chris

Date 10/10/11 Clerk Sue **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 Sue 10/19/11 KH 90 8/19/2011

Reviewed by lead appraiser/comments _____

R52556 062W30DB05000 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code E31
 Situs Address 4321 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner FUNKE, GARY S & DELONDA R

Notes: NOH, LCB Tags Cycle Sales Verification assume changes Other: _____

RMV Land:	68,490	RMV Imp:	73,850	RMV Total:	142,340	M50 Total:	103,380
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1120	Eff Area 1120		
Length	Width	Roof Cover COMP	Plumbing BATH1		Heat HP <u>AC</u>		
Fireplace		Inter. Comp: H&F, Rng, DW			Bedrooms 3		
Year Built 1981	Eff. Year Built <u>1981</u> <u>1995</u>	Cond. P F A G E					
Adj Codes RLCM3	RMV <u>+</u> % Comp _____	Func _____	Econ _____	RMV: 57,130			
Lump Sum _____	Except Code/Year <u>RMV ? yes</u>	Comments <u>MLS says 2 bth, but only saw 1. Remodeled 2013.</u>					
Seg.Type AGF	Seg. # 1.2	Method: R05	Class 3	Area 374	Eff Area 374		
Length 22	Width 17	Roof Cover COMP	Plumbing		Heat		
Fireplace		Inter. Comp:			Bedrooms		
Year Built 1981	Eff. Year Built <u>1981</u> <u>1995</u>	Cond. P F <u>A</u> G E					
Adj Codes RLCM3	Qlty <u>3</u> % Comp _____	Func _____	Econ _____	RMV: 12,720			
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 <u>A</u> G E	% Comp _____	Econ _____	RMV: 4,000		
Lump Sum _____	Except Code/Year _____	Comments _____					

Out Buildings



1 17 '96

624 30 DB 5000



R52556 062W30DB 05000 11/4/09



08/22/2011

R52556