

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

Acct ID: 552557 MTL: 062W30DB04900 Date: 5/24/24 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4301 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131708 Year: 2024

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

Owner: COBOS, ROBERT & COBOS, CATALINA J Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 102470

RMV Land: 85290 RMV Imp: 134200 RMV Total: 219490 MAV: 102470 MSAV: 0 SAV: 0

Comment:

Update inv, add mp new

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: 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: 65X118 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1978 Eff Year Blt: 1/78 Sq.Ft: 1216 % Complete: 100
 Desc: One Story Only updated roof - GOMAZ Dimensions: RMV: 134200
 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	1216	3	FB-1	1978	1/78	BATH - 1, KIT+, HVAC, ROOF+	N
Garage Attached	3	Unfinished	420	0	0	1990	1/90	ROOF+	N

Accessories

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

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

341-mp, class, 16x15, Fairpkg, NEW

2019 EYB



MA AGU
05.24.24

SKETCH/AREA TABLE ADDENDUM

Parcel No R52557

File No 062W30DB04900

SUBJECT

Property Address 4301 Webb Av NE

City Salem

State OR

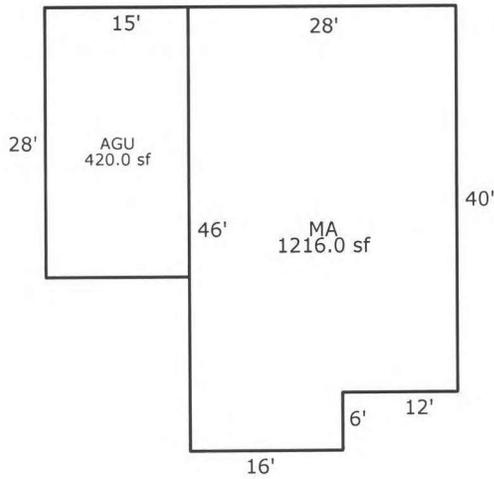
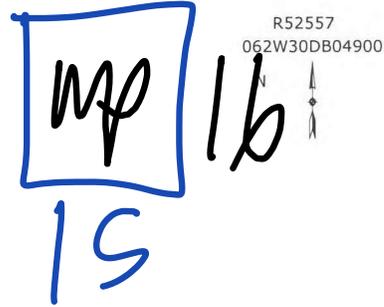
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Webb Ave

Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1216.0	148.0	1216.0
GAR	AGU	1.00	420.0	86.0	420.0

Comment Table 1

Apex 10/07/2011 Jane

Comment Table 2

Comment Table 3

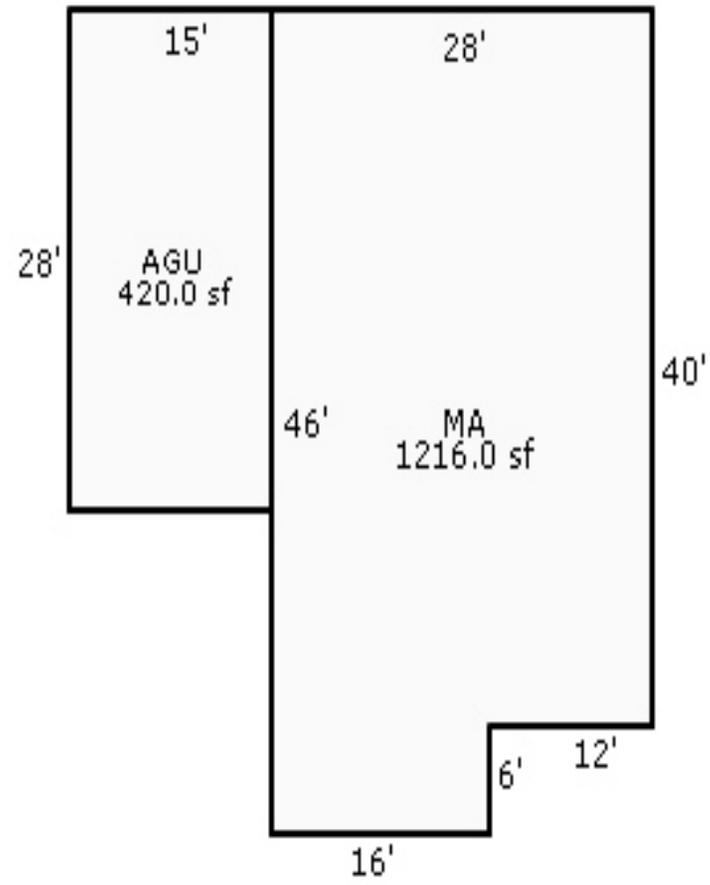
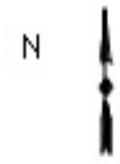
CPR 5/24/11 Cycle 63

Net LIVABLE Area

(rounded w/ factors)

1216

R52557
062W30DB04900



Webb Ave



08/22/2011

R52557

30DB062W
062W-30DB-04900 72571-090
131 (411) 0-4H F31 024-00-21-4
COBOS, ROBERT & CATALINA J

.17 ACRES
LABISH VILLAGE LOT 20 BLK 8
PCJ#30421

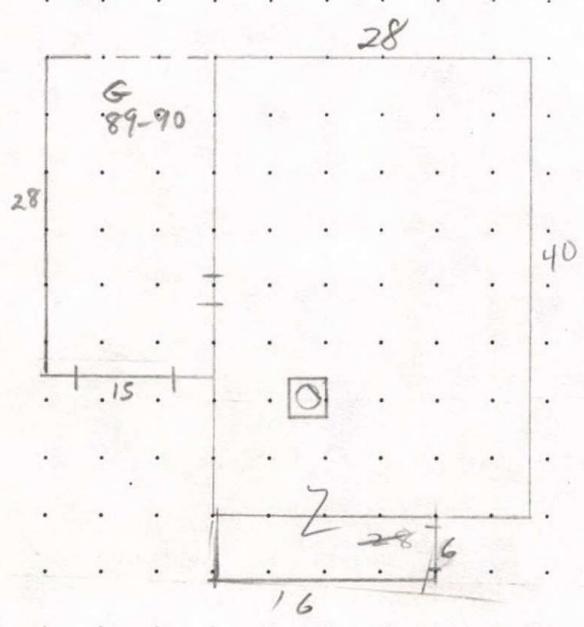
4301 WEBB AV NE
V0214P0115RD 07/27/95

0-000-49251-01231-000
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 72571-090 **R52557** | MAP NO. 30DB 6 2 W



①



4301 Webb Ave

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
10-16-79	28/29	Bilt. - 1978 $28 \times 40, 6 \times 16 = \text{RUC}$
12-10-87	76DN	
3-9-90	#9	
1-17-91	2/2	

R52557 062W30DB04900 Appr #: _____ Date _____ Prop Class 401 Prop Code F31
 Situs Address 4301 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner COBOS,ROBERT & CATALINA J

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 82,060 RMV Total: 150,550 M50 Total: 69,830

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

Date 10/14/11 Clerk Jane **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
- Reviewed by lead appraiser/comments _____

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Notes: update info

RMV Land: 68,490	RMV Imp: 82,060	RMV Total: 150,550	M50 Total: 69,830		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1216	Eff Area 1216
Length	Width	Roof Cover T/CLAY	Plumbing BATH1	Heat FA	Bedrooms 3
Fireplace HRTH-P	Inter. Comp: H&F;DW;DSP, Rng.				
Year Built 1978	Eff. Year Built 1978	Cond. P F A G E			
Adj Codes RLCM3	Qty <u>3</u> % Comp	Func	Econ	RMV: 65,570	
Lump Sum	Except Code/Year	Comments <u>no updates</u>			
Seg.Type AGU	Seg. # 1.2	Method: R05	Class 3	Area 420	Eff Area 420
Length 28	Width 15	Roof Cover T/CLAY	Plumbing	Heat	Bedrooms
Fireplace	Inter. Comp:				
Year Built 1990	Eff. Year Built <u>1990</u>	Cond. P F <u>A</u> G E			
Adj Codes RLCM3	Qty <u>3</u> % Comp	Func	Econ	RMV: 16,490	
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Out Buildings





1 17 '96

62w 30DB 4900



R 52 557