

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date:

1/25/2024

Acct ID: 552559 MTL: 062W30DB04700 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4281 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 000001 Unit: 131710 Year: 2024

Last Date Appraised: 05/25/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: GALLO, DANNA GERVACIO Roll Type: R

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

AV: 140270

RMV Land: 115290 RMV Imp: 186770 RMV Total: 302060 MAV: 140270 MSAV: 0

SAV: 0

Comment: 22-23 MLH L4 05/25/2022//12.7.21 L2 GRH
LEVEL 3 11.17.20 SR94//

Recently Appraised

~~**No change**~~

Notations No notation data available. **UPDATE INV** **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: 21-22: PER #94 ADD OSD FOR NEW RES// 2016-17: 01/11/16 SV PER KH 90, NO CHANGE. 1 PORTABLE 26X10 TRUCK TRAILER STILL ON SITE WITH WEEDS AND TRASH. // 65X118 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 141 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 1501 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 186770
 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	4	Finished	1501	3	FB-2	2020	2020	BATH - 2, KIT-, ROOF, HVAC	N
Garage Attached	4	Finished	476	0	0	2020	2020		N

Accessories

Fair VI's 4

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception:
CONCRETE DRIVEWAY	4	420	2020	1351	0	Y N
PATIO	4	104	2020	566	0	Y N
ROOF EXTENSION OR PATIO COVER	4	104	2020	5553	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



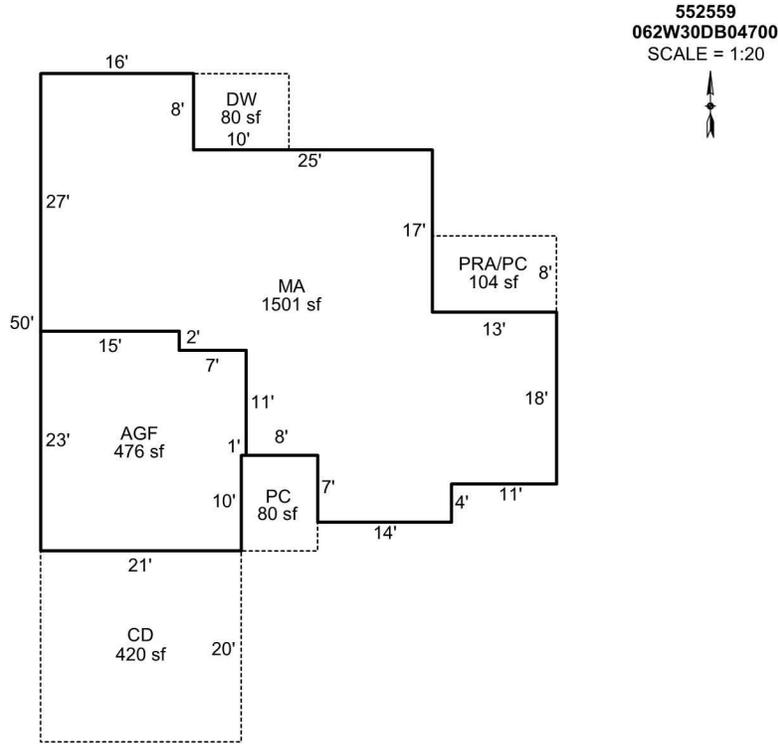
MA AGF

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552559 Parcel No.: 062W30DB04700
 Property Address: 4281 WEBB AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1500.5	202.0	1500.5
GAR	AGF	1.0	475.5	89.0	475.5
P/P	PRA/PC	1.0	104.0	42.0	
	DW	1.0	80.0	36.0	
	CD	1.0	420.0	82.0	
	PC	1.0	80.0	36.0	684.0

COMMENT TABLE 1

SKETCHED BY PHU 06.22.20 / BP # 20-001789
 UPDATED BY CJURAN 02/17/2021
 UPDATED BY CJURAN 01/05/2022

COMMENT TABLE 2

SR #94 11/17/2020
 T47 GRH 12/07/2021

GRH 5/24/24

COMMENT TABLE 3

TAGS
 TAGS L2

Cyde L3

Net LIVABLE cnt 1 (rounded) 1,501



R52559 MA & AGF S.SIDE
11-17-2020

**552559 Back MA North
2021-12-07 L2**



**552559 MA South
2021-12-07 L2**



**552559 Back MA N East
2021-12-07 L2**



**552559 Front MA South
2021-12-07 L2**



**552559 AGF MA South
2021-12-07 L2**



**552559 Back MA West
2021-12-07 L2**





01/11/2016 R52559 portable trailer

x

R52559

30DB062W
062W-30DB-04700
130 (410) 0-4H
~~WILSON, GEORGE E & PAMELA J~~

72571-110
024-00-21-4

.17 ACRES
LABISH VILLAGE LOT 22 BLK 8

4200 BLK WEBB AV NE
V0536P0076RD

07/27/95

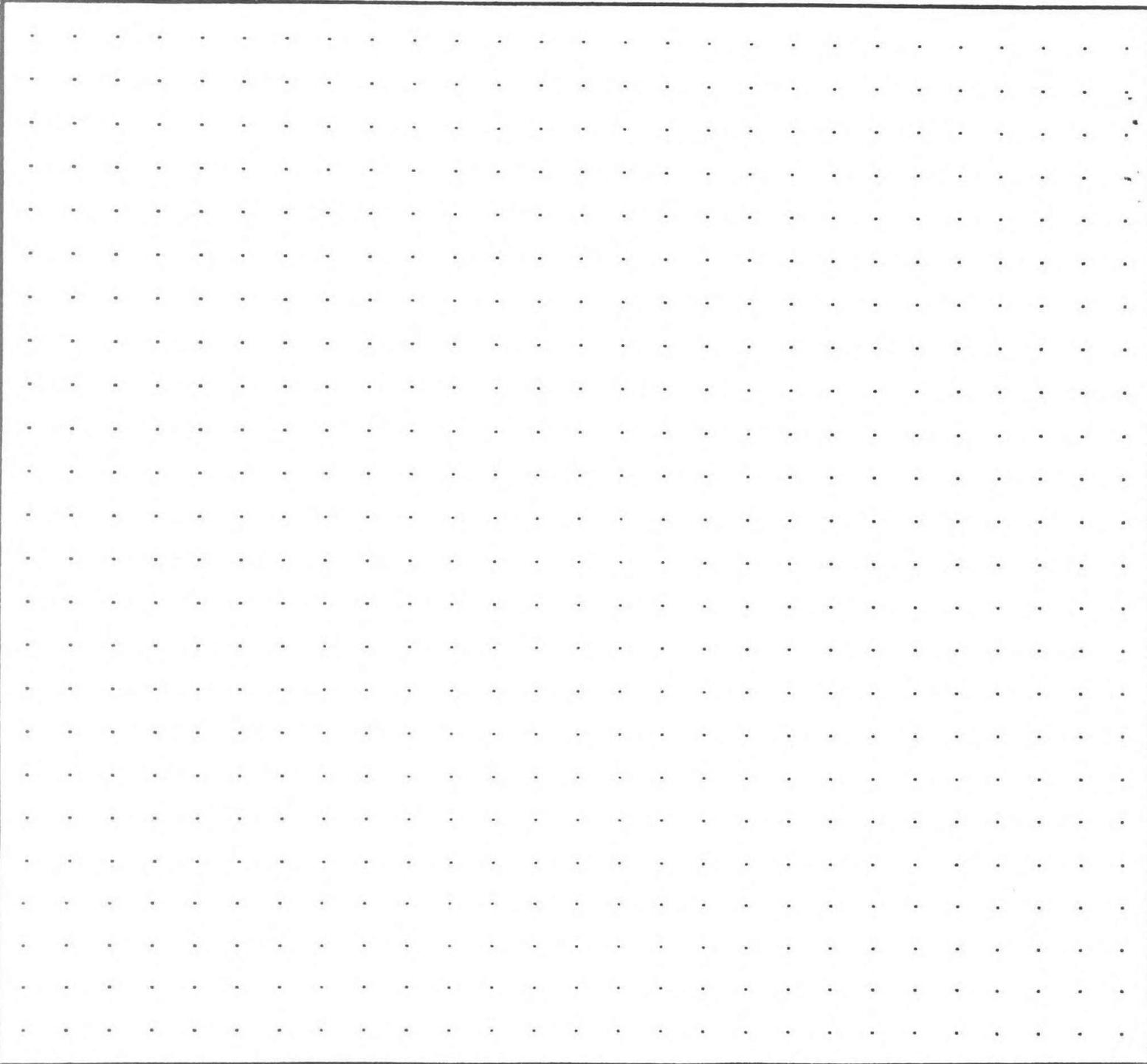
locked gate 11.17.20 94

R52559

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 062W30DB04700 MAP NO:

TAX LOT:



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT
VERIFIED

YR BLT:

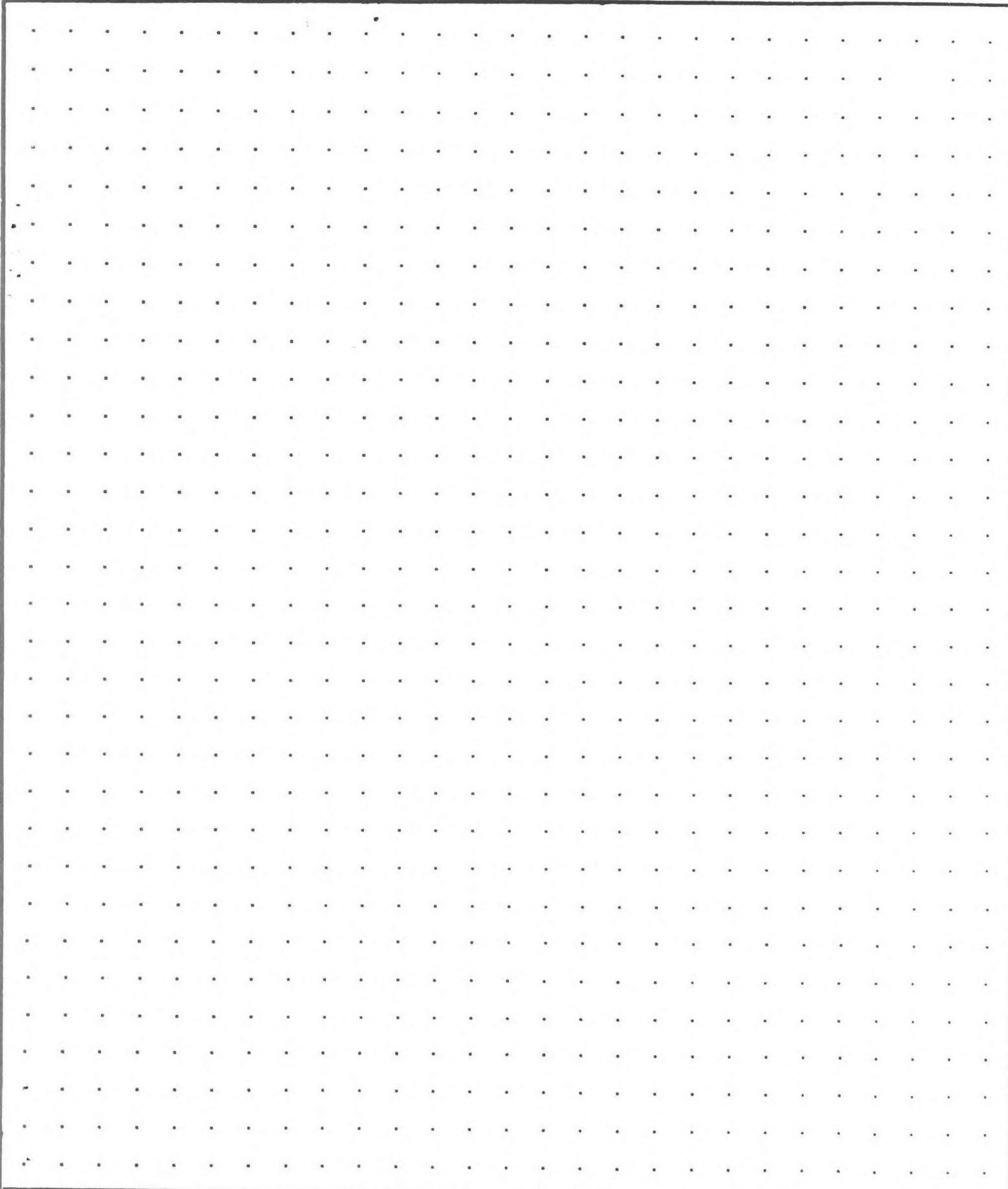
ADDRESS:

DATE

BY

REMARKS:

BUILDER:



CALCULATIONS:

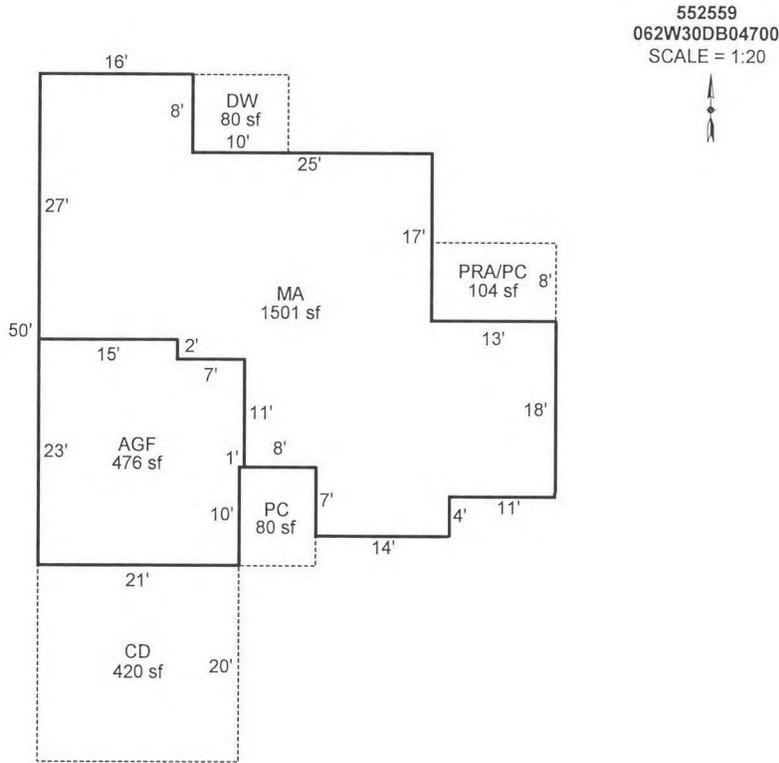
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552559 Parcel No.: 062W30DB04700
 Property Address: 4281 WEBB AVE NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1500.5	202.0	1500.5
GAR	AGF	1.0	475.5	89.0	475.5
P/P	PRA/PC	1.0	104.0	42.0	
	DW	1.0	80.0	36.0	
	CD	1.0	420.0	82.0	
	PC	1.0	80.0	36.0	684.0

COMMENT TABLE 1

SKETCHED BY PHU 06.22.20 / BP # 20-001789
 UPDATED BY CJURAN 02/17/2021
 UPDATED BY CJURAN 01/05/2022

COMMENT TABLE 2

SR #94 11/17/2020
 T47 GRH 12/07/2021

COMMENT TABLE 3

TAGS
 TAGS L2

Net LIVABLE cnt 1 (rounded) 1,501

Account # R52559 Prop CLASS 401 Prop CODE F41
 MTL 062W30DB04700 Situs 4281 W 1/2 AVE # 9805
 APPR # 94 Date 11/17/20
 Comments _____ Tag? No Yes

Segment MA Class 4 Area 1506 1501
 Qty _____ Eff Area 1506 1501
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style Gable
 Plumbing Bath 2 Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace X Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms 3 Yr blt 2020 Eff yr 2020
 %Comp 74 Func/Adj _____
 Except Code NEW Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
 Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
 Roof Style _____
 Plumbing _____ Jettub Grdntub
 Heat AC BB Ceil FA H-wtr HP ST Zonal
 Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
 Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
 Bedrooms _____ Yr blt _____ Eff yr _____
 %Comp _____ Func/Adj _____
 Except Code _____ Lump Sum _____
 Comments _____

YI's, Garages & Outbuildings

Segment	<u>AGF</u>					OSD's
Class	<u>4</u>					<u>OSDN.RUR</u>
Dimensions/Area	<u>476 s.f.</u>					
Foundation	<u>476 sf</u>					
Exterior Wall						
Ext Wall Height						
Interior Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Heat						CHECK
Electric						OTHER
Misc						SIDE →
Year Built	<u>2020</u>					
Eff Year	<u>2020</u>					
% Complete	<u>74</u>					
Lump Sum						
Exception Code	<u>NEW</u>					<u>OSD</u>

Account # _____ Prop CLASS _____ Prop CODE _____

MTL _____ Situs _____

APPR # _____ Date _____

Comments _____ Tag? No Yes _____

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

Segment _____ Class _____ Area _____
 Qty _____ Eff Area _____
Roof Cover arcmp bkenam bltup comp i/shake
 roll shake t/clay t/conc wood other _____
Roof Style _____
Plumbing _____ Jettub Grdntub
Heat AC BB Ceil FA H-wtr HP ST Zonal
Fireplace Dbl-e/p Enclv-e/p Hrth-e/p
 Prefb-e/p Sgl-e/p Zerocl
Inter Comp Cktp-e/p Crng Dsp DW H&F
 Micro Oven-d/s Rng Trash other _____
Bedrooms _____ Yr blt _____ Eff yr _____
%Comp _____ **Func/Adj** _____
Except Code _____ **Lump Sum** _____
Comments

YI's, Garages & Outbuildings

Segment						OSD's
Class						
Dimensions/Area						
Foundation						
Exterior Wall						
Ext Wall Height						
Interior Finish						
Roof Cover						
Roof Style						
Flooring						
Plumbing						
Heat						CHECK
Electric						OTHER
Misc						SIDE →
Year Built						
Eff Year						
% Complete						
Lump Sum						
Exception Code						

R52559 062W30DB04700

Prop Class: 400

Prop Code: F41

Fran: 06

Appr #: 94

Date: 11/17/20

Situs Address 4281 WEBB AVE NE

TTO

LCB

Insp: 1 2 3 4

Cycle Tags

Farm Forest

Owner J&O SIDING & PAINTING LLC

Pictom

Sales Verif

Other:

RMV Land: 36,000

RMV Imps: 0

RMV Total: 36,000

M50 Total: 11,410

For: 2021-2022

Notes:

Add seg's. Re-tag for 1/1/22. Locked gate. Appraised from road. Update Apex

↑
add
ok 1/1/22

Accessory Improvements

Out Buildings

012 GHTS/25/22

T47

Date: 12/7/24

R52559 062W30DB04700

Prop Class: 401 Prop Code: F41 Fran: 06

Appr #: T47

Date: 12/7/24

Situs Address 4281 WEBB AVE NE

TTO

LCB

Insp: 1

(2) 3 4

Cycle

Tags

Farm Forest

Owner J&O SIDING & PAINTING LLC

Pictom

Sales Verif

Other:

RMV Land: 63,600

RMV Imps: 179,300

RMV Total: 242,900

M50 Total: 215,050

For: 2022-2023

Notes: changes as noted, MA @ 100%

close tag

Seg: 1.1 MA RESIDENTIAL

Method: R05 Roof Cover: ARCMP Int Comp: DW;H&F Adj: RLCM4;COMPL

Class: 4 Roof Style: Gable

Area: 1501 Eff 1501 Flooring:

Dimens: x Plumbing: BATH2 Electrical: Qty: _____

Found: Heat/AC: FA Bedrooms: 3 % Comp: 100

Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: _____

AddFactor1: AddFactor2: AddFactor3: RMV: 147,600

Exc Code: 110 m/m Comment/Adj: L/S: _____

Seg: 1.2 AGF RESIDENTIAL

Method: R05 Roof Cover: Int Comp: Adj: RLCM4;COMPL

Class: 4 Roof Style:

Area: 476 Eff 476 Flooring:

Dimens: x Plumbing: Electrical: Qty: _____

Found: Heat/AC: Bedrooms: 3 % Comp: 100

Ex Wall: Fireplace: Year: 2020 Eff: 2020 Adj: _____

AddFactor1: AddFactor2: AddFactor3: RMV: 31,700

Exc Code: m/m Comment/Adj: L/S: _____

Accessory Improvements

Out Buildings

R52559 062W30DB04700 Prop Class: 401 Prop Code: F41 Fran: 06 Appr #: _____ Date: _____

Situs Address 4281 WEBB AVE NE TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner J&O SIDING & PAINTING LLC Pictom Sales Verif Other: _____

RMV Land: 63,600 RMV Imps: 179,300 RMV Total: 242,900 M50 Total: 215,050 For: 2022-2023

Notes: _____

Segment	PRA	GD	PC		Land
Class					
Dim/Size	13x8	21x20	13x8		
Foundation					
Exter Wall					
Wall Height					
Inter Finish					
Roof Cover					
Roof Style					
Flooring					
Plumbing					
Electric					
Misc.					
Yr Blt		2021	2021		
Eff Yr	2020	2021	2021		
Cond.					
% Good					
% Comp					
Lump Sum					
Except.Code	NEW	NEW	NEW		

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	0.18		
2	ON SITE DEVELOPMENT	OSDN.RUR			OSD

Eff Acres Companion Accounts

Zone: RS

Routing Slip

Date: 5/24/22 Clerk: M Hamilton Clerk Comments: GRH 5/25/22

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser @

R52559 062W30DB04700 Appr #: 19 Date 8-22-11 Prop Class 400 Prop Code
Situs Address 4200 BLK WEBB AV NE KH 90 1/11/2016 Franchise Code 19 Year For: 2011-2012
Owner WILSON, PAMELA J

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 34,490 RMV Imp: 0 RMV Total: 34,490 M50 Total: 8,780

Accessory Improvements

Many "portable" shelters/storage bldgs in this area.

Out Buildings

1 portable truck trailer (26x10) still on site
Weedy lot w/ trash

R52559 062W30DB04700 Appr #: _____ Date _____ Prop Class 400 Prop Code
 Situs Address 4200 BLK WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner WILSON,PAMELA J

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 34,490 RMV Imp: 0 RMV Total: 34,490 M50 Total: 8,780

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		

Eff Acres Companion Accounts

Date 10/10/11 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 _____



Marion County
OREGON
ASSESSOR'S OFFICE

Tom Rohlifing, Assessor
Nathaniel Combs, Chief Deputy Assessor
555 Court Street NE, STE 2233, OR 97301
PO Box 14500, Salem, OR 97309
Telephone: (503) 588-5144
Fax: (503) 588-7985
www.co.marion.or.us/ao

August 6, 2020

J&O SIDING & PAINTING LLC
2350 CHURCH ST NE
SALEM, OR 97301

RE: Account Number(s) – R52559
Location – 4281 Webb Ave NE

Dear Property Owner(s),

Oregon Statute requires that the County Assessor value all taxable property each year. As part of our process to verify account information, your property is scheduled for a site visit. If you would like to be onsite for the exterior inspection of improvements on the property, please contact me within **14 days** to make arrangements. My hours for site visits are from 09:00 am until 4:00 pm, Monday through Thursday, holidays not included. If I have not received a response from you within the next **14 days**, I will plan on visiting the property as my schedule allows. If there is a home on the property, I will come to the front door wearing a mask, and knock upon my arrival. If no one answers, I will leave my card with contact information at the door.

Our office strives to accurately verify and/or identify improvements to the property in order to keep accurate account inventory and to avoid issues that may cause inaccurate valuation which may lead the property owner to appeal value issues after receiving the tax statement.

Please note that if I am unable to do an onsite inspection, either due to a locked gate or denial of access, our office has been instructed to estimate changes with available information and change the tax roll accordingly. Since this method is usually not as accurate, we would prefer to avoid it if possible. In cases in which improvements to the property are not discovered within the year of construction, statute allows us to correct the assessed value for up to five previous years and add the resulting additional taxes to the current roll.

Please contact me within **14 days** of the date of this letter if you would like to schedule an inspection of your property. I can be reached at (503) 373-4311 or by email at wvital@co.marion.or.us.

Sincerely,

Wendy Vitale
Rural Property Appraiser

MARION County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUES

May 20, 2022 2:32:00 pm

Account # 552559
 Map # 062W30DB04700
 Code - Tax # 92411-552559

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr LABISH VILLAGE
 Block - 8 Lot - 22

Mailing Name GALLO, DANNA GERVACIO
 Agent PEREZ, JONATHAN ROQUE
 In Care Of
 Mailing Address 4281 WEBB AVE NE
 SALEM, OR 97305

Deed Reference # 2022-1440 (SOURCE ID: 45710380)
 Sales Date/Price 12-08-2021 / \$381,000.00
 Appraiser MATTHEW HAMILTON

Prop Class 401 MA SA NH Unit
 RMV Class 401 03 06 000 131710-1

Situs Address(s)	Situs City
ID# 4281 WEBB AVE NE	SALEM

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
92411 Land	65,080	33,330	33,330	Land	0
Impr.	179,300	93,960	93,960	Impr.	0
Code Area Total	244,380	127,290	127,290		0
Grand Total	244,380	127,290	127,290		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
92411					OSD - NO LANDSCAPE	100				24,000
92411	1	<input checked="" type="checkbox"/>		RS	Rural at MKT	100	S	7,405.00		41,080
Grand Total								7,405.00		65,080

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
92411	1	2020	141	One Story Only	100	1,501			179,300
Grand Total						1,501			179,300

Comments: LEVEL 3 11.17.20 SR94//

Sales Verification 5/25/22 MLH
 Sales Prices
 MLS # 784671
 Matches, change to 30
 61 DOM

**2 Page Photo Gallery for: 4281 Webb Av NE
Salem**

**\$369,900
784671**





MLS #: **784671 4281 Webb Av NE**
 Status: **SOLD**
 Zoning **RS** City **Salem**
 Elem **Keizer** State **OR**
 Middle **Whiteaker** Zip **97305**
 High **McNary** County **Marion**
 Deferral Lot **22**
 Taxes Block **8**
 Tax # **R52559** Subdivision
 Tax Years XStreet **Hwy 99**
 Assessment Dirs

Price **\$369,900**
 Approx Total SqFt **1501**
 Year Built **2020**
 Beds **3**
 Total Baths **2**
 Full Baths **2**
 Half Baths **0**
 Garage Capacity **2**
 Garage Type **Att**
 Acres **0.180**
 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: **1501** SqFt Data Source: **County**
 Basement:
 Bonus Rms:
 Dining: **Area (Combination)**
 Dishwasher: **Yes**
 Disposal: **Yes**
 Dual Living:
 Fireplace:
 Flooring: **Carpet, Laminate**
 Handicap Amnties:
 Heating/Cooling: **Gas, Central AC, Forced Air**
 Range Facility:
 Security System:
 Smart Hm Feat:
 Water Heater: **Gas**
 Wood Brn Stv:
 View:

New Construction on the outskirts of Salem, Light, Bright open living spaces.

Private Remarks / Confidential Data:
 Please call Alfredo @ 503.409.4096 to schedule showings.

WMLS Lockbox **Yes**
 Location **Front Door**
 SHOWING INSTRUCTIONS **Call L/Broker**

Listing Broker / Company
ALFREDO URENA - Agent: 503-409-4096
960400005
247rea@gmail.com
JOHN L. SCOTT-SALEM
840300038

Co-List:

Negotiable Inclusions
 Exclusions

Seller Terms **Cash, FHA, Conventional**
 Selling Office Commission **2.5% Percent**
 Expected Active Date
 Agency Type **Exclusive Right to Sell**

Structure(s): LR Level **1** LR Dim **14x16**
 City Sewer? **Yes** DR Level **1** DR Dim **10x12**
 Energy Score: Kit Level **1** Kit Dim **8x14**
 Exterior Color: FR Level FR Dim
 Foundation: **Continuous** Util Level **1** Util Dim **7.6x6.6**
 Green Home: BR1 Level **1** BR1 Dim **15x16.6**
 HiSpd Comms BR2 Level **1** BR2 Dim **10.6x11.6**
 Home Style: **1 Story** BR3 Level **1** BR3 Dim **10x11.6**
 Home Warranty: BR4 Level BR4 Dim
 New Constr? **Y** AddRmLv
 Patio: #Baths 1L **2**
 Roof: **Composition** #Baths LL
 Septic: #Baths 2L
 Siding: **Composite** #Baths NMS
 Siding Type: **Lap**
 Water: **City** Garage Dims:

Manufactured Home Data:
 MH Size Moved 2x?
 MH Type
 MHDetitled
 MH Make
 MH Model
 MH Serial#

Outbuildings:
 Building Description: Used For: Size:

Lot/Land: Acres: **0.180** Acres Irrigated:
 Approx Lot SqFt: **7,841** Appr Lot Dims:
 Fenced Yard: **Yes**
 Flood Plain **No**
 Inspec Rpt Avail?
 Landscape:
 Lot Type:
 RV Amenities:
 Soil Type:
 Swimming Pool:
 Timber:
 UG Sprinklers: **No**
 Water Rights?
 Water Rights Source:

HOA?
 HOA Fee
 HOAFeeFreq

Land Description: Used For: Size:

DFCoopOf **No** Price Per SQFT **\$253.83**
 DualVar **No** Orig Price **\$369,900**
 Escrow At **Amerititle** Lst Date **10/8/2021**
 Possess **COE** DOM **61**
 CDOM **61**

Owner/Occupant:
 Owner **J & O Siding & Painting**
 Owner Phn
 Owner US Citizen (FRPTA) Tenant
 Occ Name
 Occ Phone
 SaleSign **Yes**

Sold Information: Sold for: **\$381,000**
 Contract Date **10/24/2021**
 Closing Date **12/8/2021**
 How Sold **Conventional**
 Closing Notes
 Buyer Name **Gallo & Perez**
 Sell Brk - Agt Name **SYLVESTRAS RODRIGUEZ**
 Sell Ofc - Ofc Name **HOMESMART REALTY GROUP**
 SellTeam - Team Name

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # A52559

Additions

New Homes

<u>Additions</u>		<u>New Homes</u>				
<u>% Item</u>	<u>% Sum</u>	<u>No Basement</u>		<u>Basement</u>		
		<u>% Item</u>	<u>% Sum</u>	<u>% Item</u>	<u>% Sum</u>	
3%	0%	Plans/Survey	3%		3%	
2%		Excavation	2%	0%	4%	
3%		Foundation	3%		10%	
35%	45%	Framing	14%	20%	16%	35%
8%	50%	Trusses	7%	30%	7%	40%
7%	60%	Roofing	7%	35%	7%	45%
7%	65%	Windows/Ext Doors	7%	45%	6%	55%
5%	70%	Siding	5%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	80%	Heating Rough-In	2%		1%	
		Heating Unit	1%	60%	1%	
3%		Insulation	3%		2%	
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	85%
2%		Plumbing Fixtures	4%	85%	3%	
3%		Floor Coverings & Countertops	7%	90%	6%	
2%	100%	Interior Trim Carpentry	7%	95%	6%	95%
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR 94 Date 11/17/20 YR For 21/22 % COMP 74

APPR T47 Date 12/7/21 YR For 22/23 % COMP 100

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____