

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

1/25/2024

Acct ID: 552560 MTL: 062W30DB04600 Date: **5/24/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401
Situs: 4271 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131711 Year: 2024

Last Date Appraised: 01/11/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **0** Tag info:

Owner: GOODMAN, REED N Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 54540

RMV Land: 85290 RMV Imp: 108430 RMV Total: 193720 MAV: 54540 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	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: **2BD** RMV: 70290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 65X117 06-07: RECALC SETUP, APPR NO 04, 10/19/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 132 - Year Blt: 1949 Eff Year Blt: 1949 Sq.Ft: 1116 % Complete: 100
 Desc: Multi Story above grade **BYB: Roof, window, siding, paint** Dimensions: RMV: 106040
 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	1116	3	FB-1	1949	1949	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	3 -	Unfinished	476	0	0	1949	1949		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1949	11048	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: **480** % Complete: 100
 Desc: General Purpose Building (GB) **CHG TO MP UNDER 500 SQ.FT** Dimensions: RMV: 2390
 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
General Purpose Bldg	4	Finished	880	0	0	1975	1975	FAIR PACKG	Y N

Accessories

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

part of GB removed

I/O

6



MA 05.24.24

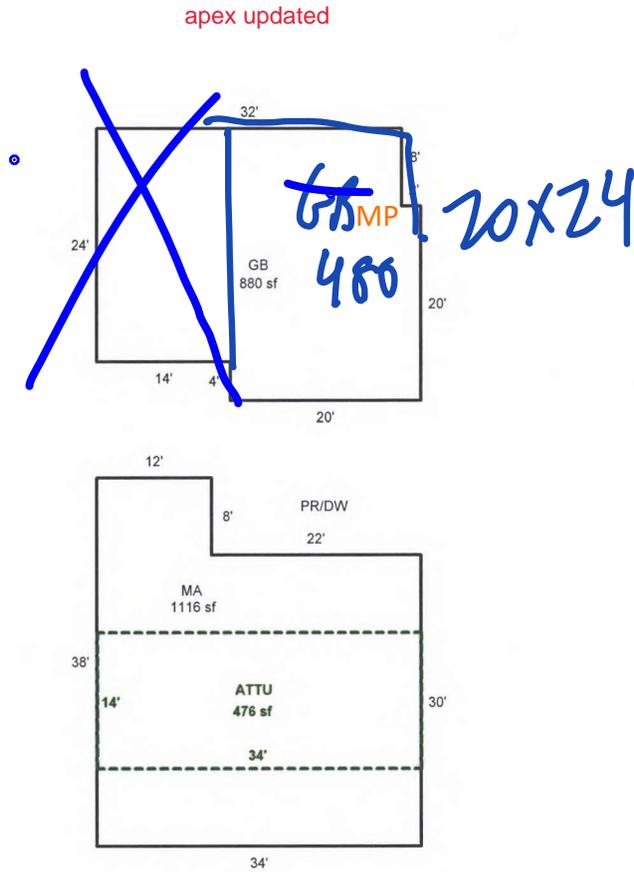
SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DB04600

File No R52560

SUBJECT	Property Address 4271 WEBB AV NE
	City SALEM County MARION State OR Zip 97305
	Owner
	Client
	Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1116	144	1116
GBA1	GB	1.00	880	124	880
Net LIVABLE Area		(rounded w/ factors)			1116
Net BUILDING Area		(rounded w/ factors)			880

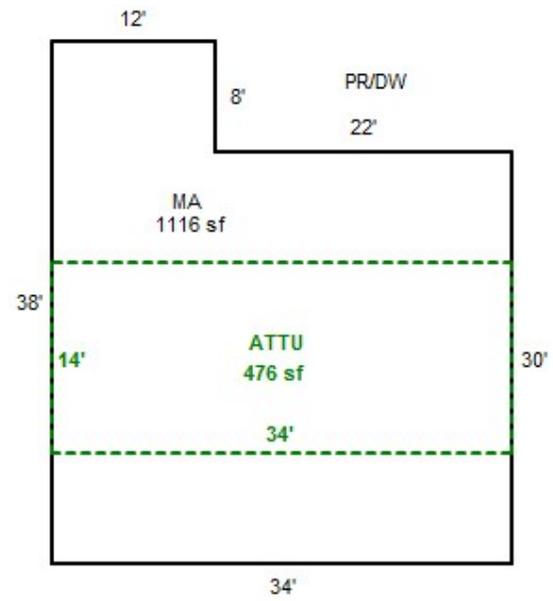
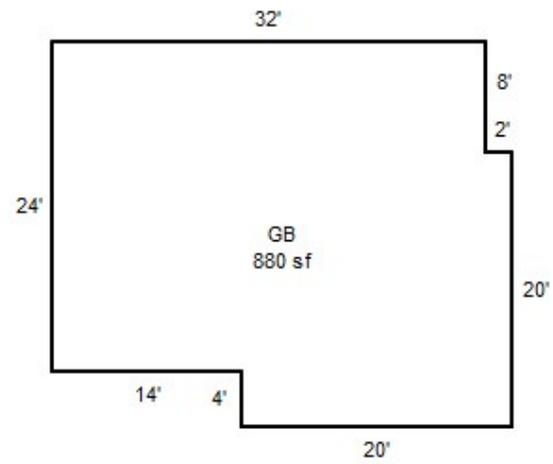
Comment Table 1

DRAWN BY JRONDEMA 10/13/17

Comment Table 2 Comment Table 3

GRH 12/24 Cycle L3

R52560
062W30DB04600
SCALE=1:20







01/11/2016 R52560 GB880sf



01/11/2016 R52560 MA



01/11/2016 R52560 MA east



08/22/2011



08/22/2011

R52560

30DB062W

062W-30DB-04600

72571-120

131 (411) 0-4H F21

024-00-21-4

~~WILSON, GEORGE E & PAMELA J~~

.18 ~~17~~ ACRES

LABISH VILLAGE LOT 23 BLK 8

4271 WEBB AV NE

V0536P0076RD

07/27/95

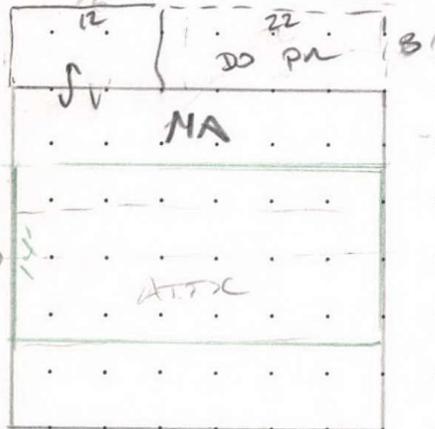
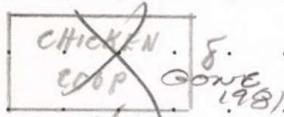
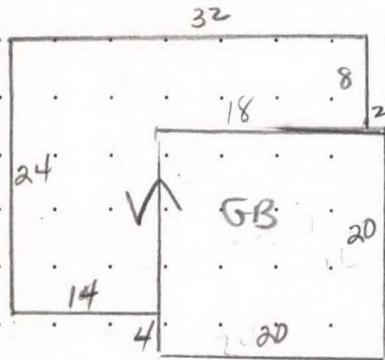
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6282-000 72571-120

MAP NO. 30DB-6-2W

R52560

30 x 34 = 1020



DO 34 PR 8'

LAKE LABISH
WATER REPT.
BUILDING

X

web B

(34x30)(12x8)

Built 1949

MEASUREMENT VERIFIED	DATE	BY
	3-1-68	HOLSTAD
	10-27-70	LEITH
	12-7-87	76 DN
	1-17-96	22 DL
	8-22-11	19 SUE

REMARKS:

1020
verified

1116^{sq}

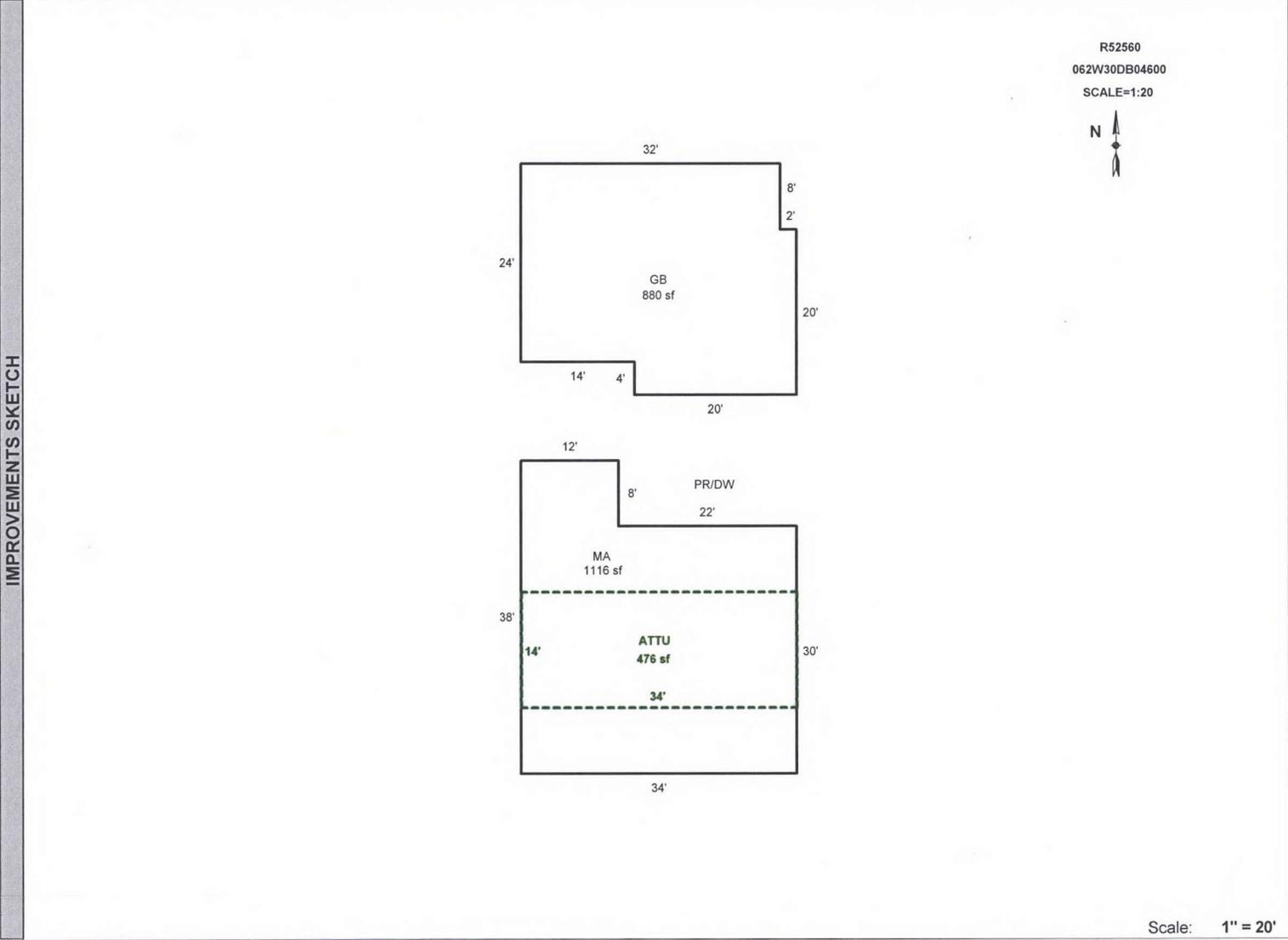
$$1217 (34 \times 34) + (8 \times 12) = 1196$$

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Parcel No 062W30DB04600

File No R52560

SUBJECT	Property Address 4271 WEBB AV NE			
	City SALEM	County MARION	State OR	Zip 97305
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY												
	Code	Description	Factor	Net Size	Perimeter	Net Totals							
	GLA1	MA	1.00	1116	144	1116							
	GBA1	GB	1.00	880	124	880							
	<p>Net LIVABLE Area (rounded w/ factors) 1116</p> <p>Net BUILDING Area (rounded w/ factors) 880</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Comment Table 1</th> </tr> <tr> <td colspan="2" style="padding: 5px;">DRAWN BY JRONDEMA 10/13/17</td> </tr> <tr> <th style="width: 50%; text-align: left;">Comment Table 2</th> <th style="width: 50%; text-align: left;">Comment Table 3</th> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>						Comment Table 1		DRAWN BY JRONDEMA 10/13/17		Comment Table 2	Comment Table 3		
Comment Table 1													
DRAWN BY JRONDEMA 10/13/17													
Comment Table 2	Comment Table 3												

- - Improvement Maintenance BEFORE EXCEPTION - -

Property ID: R52560 062W30DB04600 Imp 2 Of 2 * Changed *
 Owners Name: WILSON, PAMELA J Nbhd: LE.RUR

Living Area/Value : 0 / \$0

- 1. Type Imp : F
 - 2. Description : MULTI/MISC PURPOSE BU
 - 3. Bldg Type :
 - 4. Cmplx/Bldg :
 - 5. M/S Zip Code:
 - 6. Comment :
 - 7. Appr Method : C Cost Value
 - 8. Cost Value : \$1,160
 - 9. Income Value: \$0
 - 10. Trend Adj% : 100.00%
- RMV Imprv: \$1,160

336
400
144

880

- - Improvement Segments - -

Seg ID	Type	Description.....	Class	Area	Mthd	RMV Total
S1	MP	MULTI/MISC PURPOSE B	5	288	F09	\$1,160
Totals:				0		\$1,160

R52560 062W30DB04600 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F32
 Situs Address 4271 WEBB AV NE Kt 90 1/11/2016 Franchise Code 19 Year For: 2011-2012
 Owner WILSON, PAMELA J

Tags Cycle Sales Verification Other: _____
 Notes: addn to GB

RMV Land: 68,490	RMV Imp: 53,360	RMV Total: 121,850	M50 Total: 37,190		
Seg.Type MA	Seg. # 1.1	Method: R05	Class 3	Area 1116	Eff Area 1116
Length	Width	Roof Cover COMP	Plumbing BATH1	Heat ST	
Fireplace <u>Hrth P</u>		Inter. Comp: <u>Rng</u>		Bedrooms 3	
Year Built 1949	Eff. Year Built 1949 ✓		Cond. P <u>F</u> A G E		
Adj Codes RLCM3;R3-QLTY		Qty <u>3</u> % Comp	Func Econ	RMV: 39,860	
Lump Sum	Except Code/Year	Comments <u>deferred maint. New owner is fixing it up now.</u>			
Seg.Type ATTU	Seg. # 1.2	Method: R05	Class 3	Area 476	Eff Area 476
Length	Width	Roof Cover	Plumbing	Heat	
Fireplace		Inter. Comp:		Bedrooms	
Year Built 1949	Eff. Year Built 1949 ✓		Cond. P <u>F</u> A G E		
Adj Codes RLCM3;R3-QLTY		Qty <u>3</u> % Comp	Func Econ	RMV: 7,260	
Lump Sum	Except Code/Year	Comments			

Accessory Improvements

Seg.Type <u>Y13G A</u>	Seg. # 1.3	Method: R05	Class	Area 1	Eff Area 1
Length	Width				
Year Built	Eff. Year Built:	Cond. P <u>F</u> A G E	% Comp Econ	RMV: 5,000	
Lump Sum	Except Code/Year	Comments <u>Porches in need of repair.</u>			

Out Buildings

Seg.Type <u>MP GB</u>	Seg. # 2.1	Method: F09	<u>Class 5</u>	<u>880</u> Area 288	Eff Area 288
Length <u>24</u>	Width <u>12</u>	Foundation POST	Ex. Wall METAL	Roof Cover METAL	
Roof Style GABLE		Floor DIRT	Plumbing		
Heat	Int. Comp.		Elect. <u>None</u>	Yr. Blt.	Eff. Yr. Blt: 1975 ✓
Cond. P <u>F</u> A G E	Adj. Codes FLCM		% Comp Econ	RMV: 1,240	
Lump Sum	Except Code/Year	Comments <u>addn is made w/used materials</u>			

Appraiser math error from doll. measured w/REGIS + Google earth too much stuff around the bldg to accurately measure

14x24 = 336
 18x8 = 144
 480 addn

Lease E4B 1949 - Owner refinized hdwd floors + fixed roof leak, will rebuild porch + replace windows + siding. GoMAR.



APR 1962



1 17 '96

62W 30DB 4600

R52560 10-19-05





08/22/2011

R52560

12x24 MP



08/22/2011

BEYOND
OF DOG

8035500

R52560



01/11/2016 R52560 GB880sf



01/11/2016 R52560 MA east



01/11/2016 R52560 MA