

Acct ID: 552514 MTL: 062W30DA04900 Date: **12/17/24 GRH** Prop Class: 401 RMV Prop Class: 401
 Situs: 4393 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130787 Year: 2024

Last Date Appraised: 05/24/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Ret: **D** Tag info: 2025 - Tags/Permit (Addition)

Owner: HOY, LAWRENCE & HOY, DAVID Roll Type: R
 Cycle: **0** Sales Verification Other: _____ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 66410
 RMV Land: 83670 RMV Imp: 109340 RMV Total: 193010 MAV: 66410 MSAV: 0 SAV: 0

Comment: 24-25: L3 05.24.24 GRH

12.11.24
LCB

**Addn 45%
(m/m)**

Notations

No notation data available.

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: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 68670 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 65X117 06-07: RECALC SETUP, APPR NO 32, 10/20/05

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92411 Stat Class: 121 + Year Blt: 1951 Eff Year Blt: 1991 Sq.Ft: 960 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 109340
 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 | 2 + | Finished | 960 | 3 | FB-1 | 1951 | 1991 | BATH - 1, KIT, ROOF, HVAC | Y N |

Accessories

Add new segment to Floor For Addn Add 1 Kif - m/m
Add MA2 new floor

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|------|----------|-----------|
| YARD IMPROVEMENTS FAIR | 2 | 1 | 1991 | 3125 | 1 | Y N |

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

1/1/25 - new Addn 45% MA1, MA2, AGF

Percent Complete Form

Account # SS2514

Additions

New Homes

| | | No Basement | | Basement | |
|--------|-------|-------------|-------|----------|-------|
| % Item | % Sum | % Item | % Sum | % Item | % Sum |
| 3% | | 3% | | 3% | |
| 2% | 0% | 2% | 0% | 4% | 0% |
| 3% | | 3% | | 10% | |
| 35% | 45% | 14% | 20% | 16% | 35% |
| 8% | 50% | 7% | 30% | 7% | 40% |
| 7% | 60% | 7% | 35% | 7% | 45% |
| 7% | 65% | 7% | 45% | 6% | 55% |
| 5% | 70% | 5% | 50% | 5% | 60% |
| 4% | 75% | 4% | | 3% | |
| 3% | | 3% | | 2% | |
| 2% | 80% | 2% | 55% | 1% | 65% |
| | | 1% | | 1% | |
| 3% | | 3% | 60% | 2% | |
| 5% | 85% | 5% | 65% | 4% | 70% |
| 2% | 90% | 2% | 70% | 2% | 75% |
| 2% | | 2% | | 2% | |
| | | 6% | 75% | 5% | 80% |
| 2% | | 3% | 80% | 2% | |
| 2% | 95% | 4% | 85% | 3% | 85% |
| 3% | | 7% | 90% | 6% | 90% |
| 2% | 100% | 7% | 95% | 6% | 95% |
| | | 2% | | 2% | |
| | | 1% | 100% | 1% | 100% |

APPR SPH Date 12/17/24 YR For 25-26 % COMP 45%
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____

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 _____



11.19.24



11.19.24



11.19.24



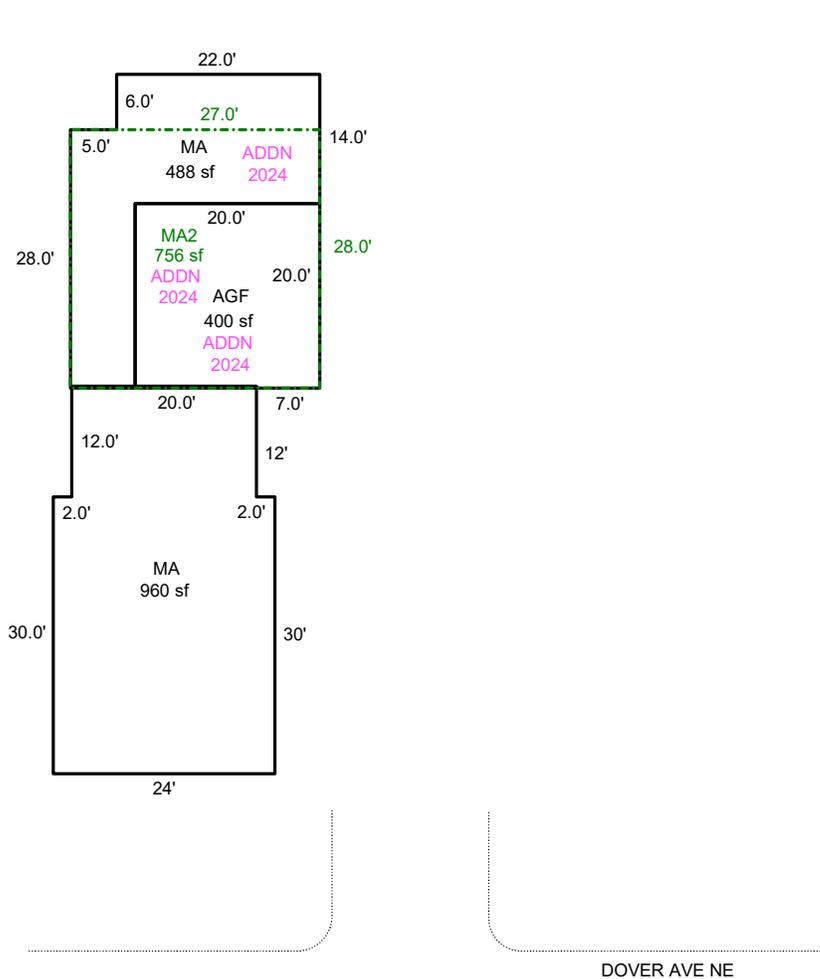
12.17.24

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552514 Parcel No.: 062W30DA04900
 Property Address: 4393 DOVER AVENUE NE
 City: Salem County: Marion State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

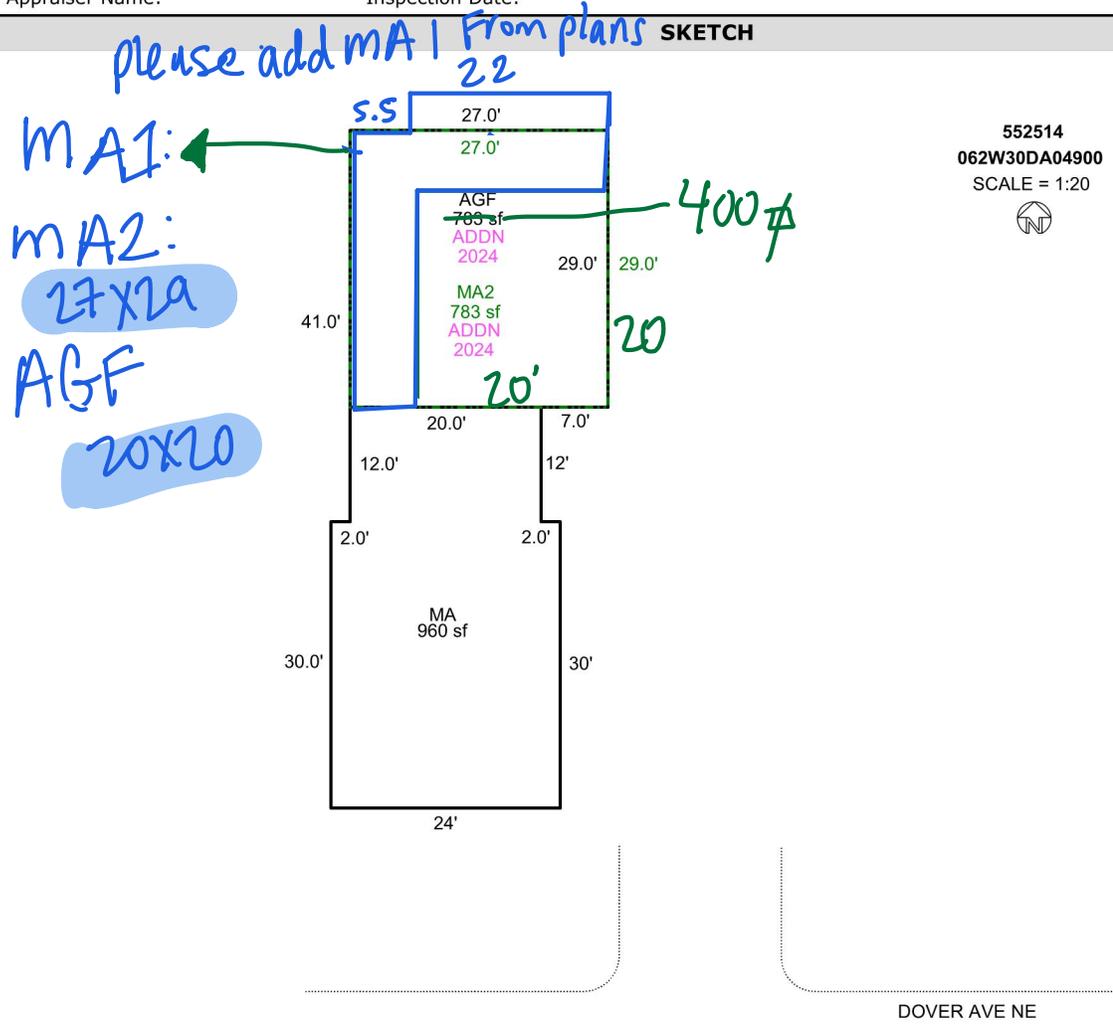
| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | |
|---------------------------|-------------|--------|----------|-----------|------------|--|-----------------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| GLA1 | MA | 1.0 | 960.0 | 132.0 | 960.0 | APEXED BY NRC 05/06/2009 UPDATED BY CJURAN 03/07/2024 23-009379 ADDN UPDATED BY CLOBERG 10/04/24 23-009379 MA REV UPDATED BY CLOBERG 12/23/24 | |
| MA2 | MA2 | 1.0 | 756.0 | 110.0 | 756.0 | | |
| GAR | AGF | 1.0 | 400.0 | 80.0 | 400.0 | | |
| MA | MA | 1.0 | 488.0 | 122.0 | 488.0 | | |
| | | | | | | COMMENT TABLE 2 | COMMENT TABLE 3 |
| | | | | | | GRH 12/17/24 | TAGS L3 |
| Net LIVABLE | | cnt | 2 | (rounded) | 2,204 | | |

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

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 Property Address: 4393 DOVER AVENUE NE
 City: SALEM County: MARION 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 | 960.0 | 132.0 | 960.0 |
| GLA2 | MA2 | 1.0 | 783.0 | 112.0 | 783.0 |
| GAR | AGF | 1.0 | 783.0 | 112.0 | 783.0 |

COMMENT TABLE 1

APEXED BY NRC 05/06/2009
 UPDATED BY CJURAN 03/07/2024 23-009379 ADDN

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 1,743

ACCOUNT # 552 514 DATE: 12/17/24 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GDH TAG Y N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

20x20

STAT 132 QLTY + - FLOOR AGF
 AREA 400 EFF AREA 400 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: Addn

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

STAT 132 QLTY + - FLOOR MA
 AREA 488 EFF AREA 488 BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 45 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

756

STAT 132 QLTY + - FLOOR MA2
 AREA 783 EFF AREA 783 BED 3
 ROOF + HVAC +
 BATH PKG: 2 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP 4.5 % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____