

01.27.25 **GRH**

Acct ID: 552560 MTL: 062W30DB04600 Date: _____ Appr: _____ Prop Class: 401 RMV Prop Class: 401
 Situs: 4271 WEBB AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 131711 Year: 2025

Last Date Appraised: 05/24/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info: _____
 Owner: SALCHENBERG LLOYD JACOB Roll Type: R
 Cycle Tag **Sales Verification** Other: _____ Inspection level: 1 2 3 **4** LCB TTO INSP AV: 56170
 RMV Land: 114590 RMV Imp: 158340 RMV Total: 272930 MAV: 56170 MSAV: 0 SAV: 0
 Comment: 24-25: L3 05.24.24 GRH

RMLS: 24613807
DOM: 35
SALE CODE: 30

UPDATE INV

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: 7841 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 99590 Exception: Y N
 Adjustment(s): GSOIL 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: 1990 Sq.Ft: 1116 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 156480 i/o
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0
chq class to a 3 - economic home.

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	1990	FP - 1, HVAC, ROOF, KIT-, BATH - 1	Y N
Attic	3	Unfinished	476	0	0	1949	1990		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1990	15986	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1860
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

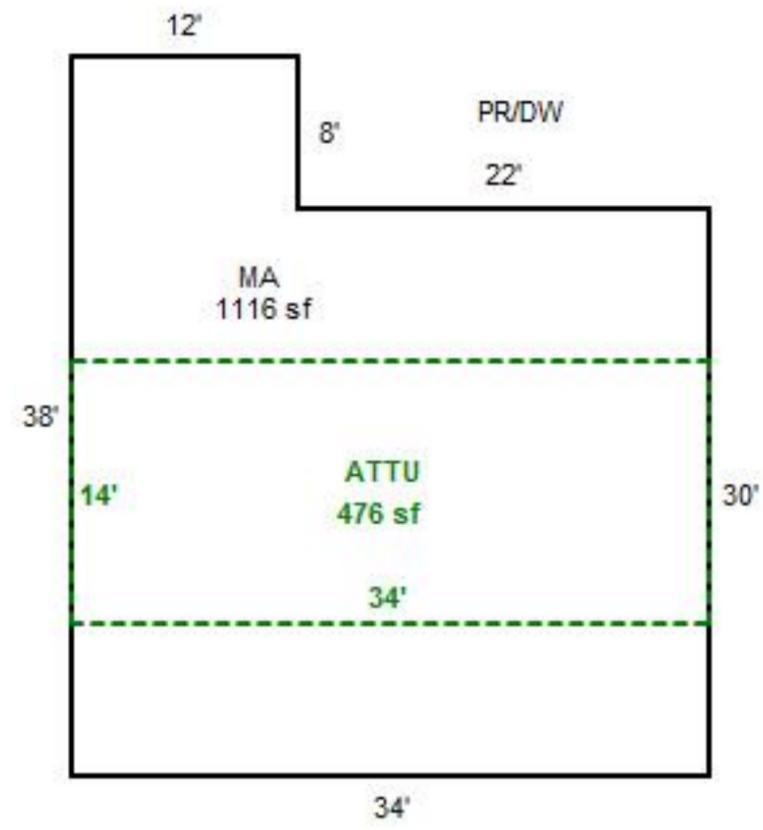
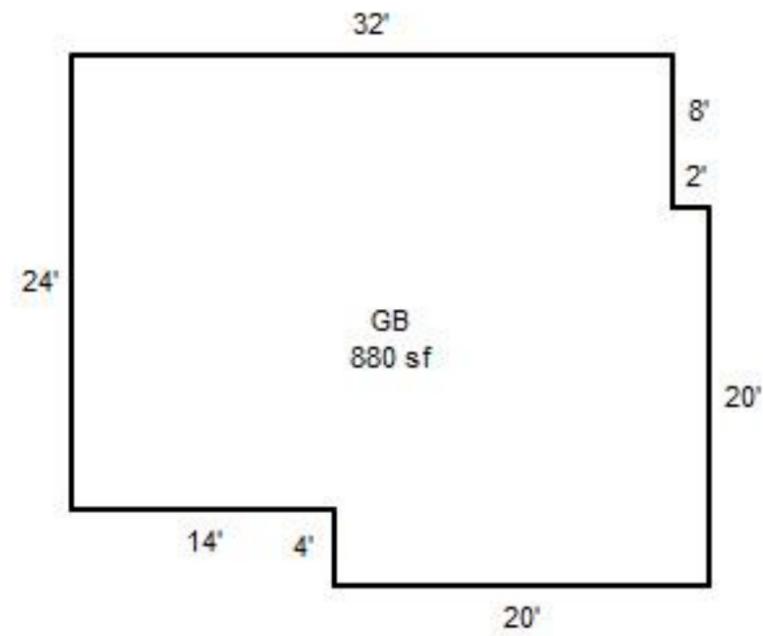
Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	480	0	0	1975	1975	FAIR	Y N

Accessories

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

R52560
062W30DB04600
SCALE=1:20



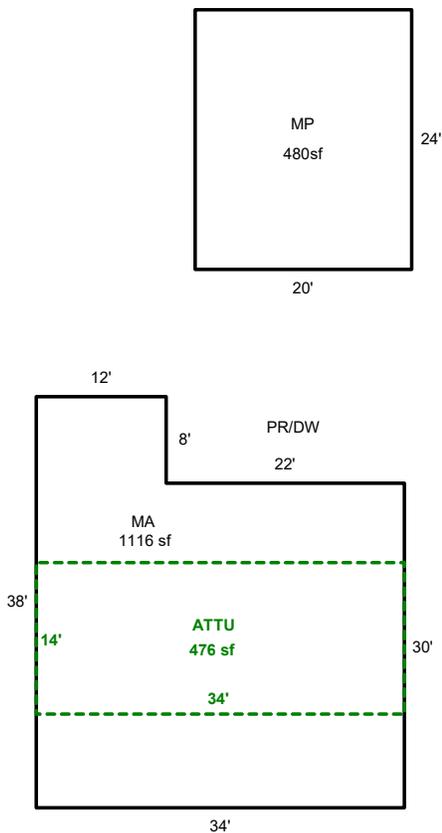
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552560 Parcel No.: 062W30DB04600
 Property Address: 4271 WEBB AV NE
 City: SALEM County: MARION State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

552560
 062W30DB04600
 SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	480.0	88.0	480.0
GLA1	MA	1.0	1116.0	144.0	1116.0
Net LIVABLE		cnt	1 (rounded)		1,116
Net BUILDING		cnt	1 (rounded)		480

COMMENT TABLE 1

DRAWN BY JRONDEMA 10/13/17
 UPD BY WWILLIAMS 6.18.24

COMMENT TABLE 2

GRH 5.24.24
 GRH 5.24.24

COMMENT TABLE 3

CYCLE L3





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

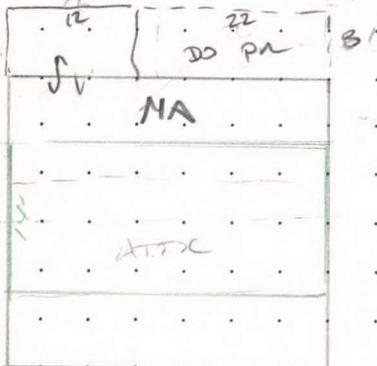
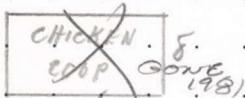
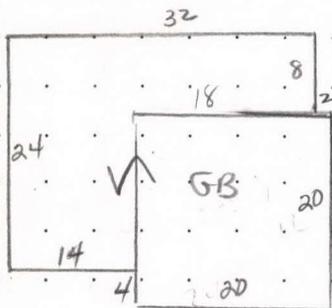
BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 6282-000 72571-120

MAP NO. 30DB-6-2W

R52560

30 x 34 = 1020



X LAKE LABISH
 WATER REPT.
 BUILDING

web B
 (34x30)(12x8)

Built 1949

MEASUREMENT VERIFIED	REMARKS:
3-1-68	1020
DATE	BY
10-27-70	LEITH
12-7-87	76 DN
1-17-96	22 DL
8-22-11	19 Sue

verified

1116⁰⁰

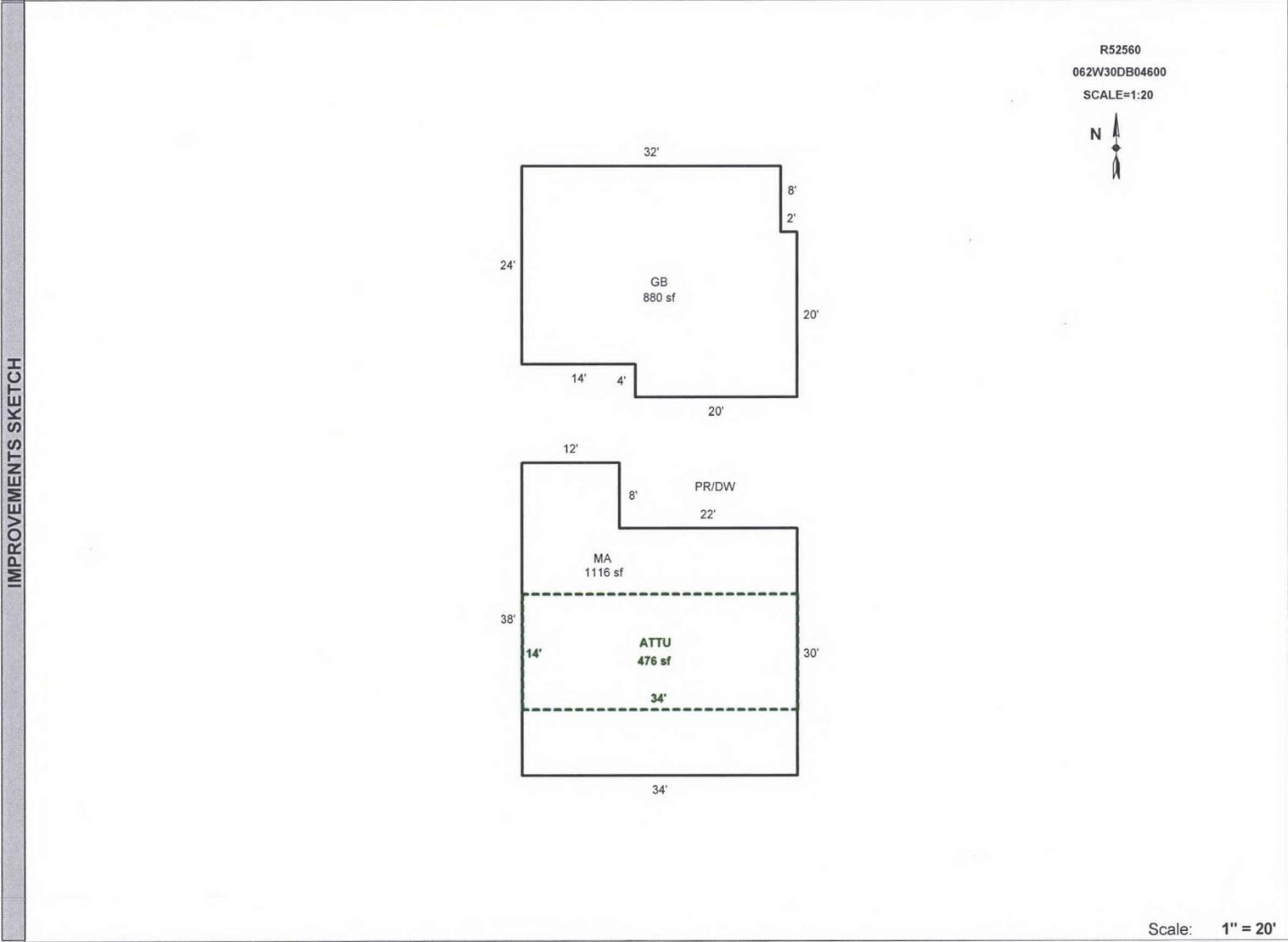
$$1317 (30 \times 34) + (8 \times 12) = 1196$$

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		



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
	<p>Net LIVABLE Area (rounded w/ factors) 1116</p> <p>Net BUILDING Area (rounded w/ factors) 880</p>					

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

330
400
144
810

- - 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

T-Trend

CM-Comment

S*-Add Seg

(.) More

R52560 062W30DB04600 Appr #: 19 Date 8-22-11 Prop Class 401 Prop Code F32
 Situs Address 4271 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: 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 <i>Hrth P</i>		Inter. Comp: <i>Rng.</i>			Bedrooms 3		
Year Built 1949	Eff. Year Built 1949	Cond. P <u>F</u> A G E					
Adj Codes RLCM3;R3-QLTY		Qty 3- % Comp ___ Func ___ Econ ___			RMV: 39,860		
Lump Sum	Except Code/Year	Comments <i>deferred maint. New owner is fixing it up now.</i>					
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 3- % Comp ___ Func ___ Econ ___			RMV: 7,260		
Lump Sum	Except Code/Year	Comments					

Accessory Improvements

Seg. Type Y13G A	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 <i>Porches in need of repair.</i>					

Out Buildings

Seg. Type MP GB	Seg. # 2.1	Method: F09	<u>Class 4</u>	<u>Area 288</u>	Eff Area 288		
Length 24	Width 22	Foundation POST	Ex. Wall METAL	Roof Cover METAL			
Roof Style GABLE		Floor DIRT	Plumbing				
Heat	Int. Comp.		Elect. <i>None</i>	Yr. Blt.	Eff. Yr. Blt: 1975		
Cond. P <u>F</u> A G E	Adj. Codes FLCM	% Comp ___ Func ___ Econ ___			RMV: 1,240		
Lump Sum	Except Code/Year	Comments <i>addn is made w/used materials measured w/REGIS + boogie earth too much stuff around the bldg to accurately measure</i>					

Appraiser math error from 2011.

$14 \times 24 = 336$
 $18 \times 8 = 144$
 480 addn

Lease E4B 1949 - Owner refinited hdwrd floors + fixed roof leak, will rebuild porch + replace windows + sliding. GoMAR.

R52560 062W30DB04600 Appr #: _____ Date _____ Prop Class 401 Prop Code F32
 Situs Address 4271 WEBB AV NE Franchise Code 19 Year For: 2011-2012
 Owner WILSON,PAMELA J

Tags Cycle Sales Verification Other: _____

Notes: _____

RMV Land: 68,490 RMV Imp: 53,360 RMV Total: 121,850 M50 Total: 37,190

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	0.17		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

ROUTING SLIP

Date 9/14/11 Clerk Jane

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 9/14/11

Reviewed by lead appraiser/comments _____



APR 1962



1/17/96

62w 30DB 4600

R52560 10-19-05





08/22/2011

R52560

12x24 MP



08/22/2011

8035500

BEHIND
6100

R52560



01/11/2016 R52560 GB880sf



01/11/2016 R52560 MA east



01/11/2016 R52560 MA