

**Summary** Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GRH** | Print Date: 1/25/2024

Acct ID: 549953 MTL: 062W30AD02100 Date: **4/22/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4388 BARBARA WAY NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 73637 Year: 2024

Last Date Appraised: 08/01/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:

Owner: NIXON, TERRY L & NIXON, MICHELE L Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 155100  
 RMV Land: 89860 RMV Imp: 160900 RMV Total: 250760 MAV: 155100 MSAV: 0 SAV: 0  
 Comment:

UPDATE INV , ADD NEW HC

**Notations** **627.24**

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: 9148 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **2BD** Value Source: Rural at MKT Description: RMV: 74860 Exception: Y N  
 Adjustment(s): **GSOIL** Fire Patrol: Description:  
 Comments: 70X129 06-07: RECALC SETUP, APPR NO 42, 10/20/05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1959 Eff Year Blt: **1970** Sq.Ft: 1758 % Complete: 100  
 Desc: One Story Only **Updated siding - goman** Dimensions: RMV: 160900  
 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	1758	4	FB-2	1959	1970	BATH - 2, KIT+, ROOF, FP - 1, HVAC	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1970	20646	1	Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.



HC MA



ACCOUNT # 549953 DATE: \_\_\_\_\_ RMV CLASS 401 PROP CLASS 401  
 MTL \_\_\_\_\_ APPR \_\_\_\_\_ TAG Y 0 N \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

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

TYPE HC  
 STAT / CLASS 321  
 SIZE \_\_\_\_\_  
10x20  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2024  
 EFF YR 2024  
 % COMP 100  
 EXCEPT Y N  
 MISC: \_\_\_\_\_

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

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

COMMENT: Bolted to ground

COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % 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: \_\_\_\_\_

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30AD02100

File No R49953

Property Address 4388 BARBARA WY NE

City SALEM

State OR

Zip 97305

Owner

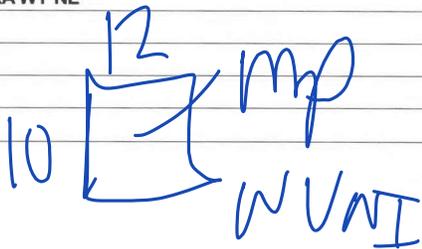
Client

Appraiser Name

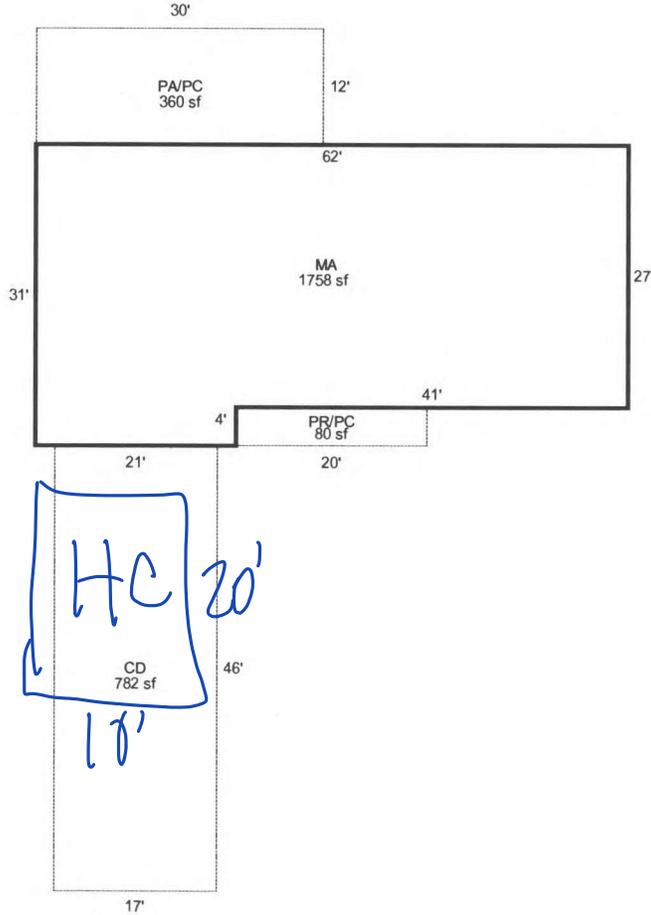
SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS



062W30AD02100  
R49953  
SCALE=1:20



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1758	186	1758
P/P	PA/PC	1.00	360	84	
	PR/PC	1.00	80	48	
	CD	1.00	782	126	1222

Net LIVABLE Area (Rounded w/ Factors) 1758

### Comment Table 1

APEXED BY NRC 04/23/2009

### Comment Table 2

04.22.25 GRH

### Comment Table 3

CYCLE L3