

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

Acct ID: 552466 MTL: 062W30DA00100 Date: 6/12/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
Situs: 4457 SCOTT AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 128835 Year: 2025  
Last Date Appraised: 05/09/2023 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: LMS CUSTOM HOMES LLC Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 173410  
RMV Land: 116400 RMV Imp: 218370 RMV Total: 334770 MAV: 173410 MSAV: 0 SAV: 0  
Comment: 23-24: L4 05.09.23 MLH

Notations delete GB, LTH, #AC, U  
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: 12632 Sqft	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2BI	Value Source: Rural at MKT	Description: TWO BENCH IRR			RMV: 92640	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:	132X80 06-07: RECALC SETUP, APPR NO 32, 10/18/05					
Site: 2	Code Area: 92411	Size: 1307 Sqft	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4BI	Value Source: Rural at MKT	Description: FOUR BENCH IRR			RMV: 8760	Exception: Y N
Adjustment(s):	GSOIL, IRR	Fire Patrol:		Description:		
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92411	Stat Class: 131	Year Blt: 1969	Eff Year Blt: 1980	Sq.Ft: 2470	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 215140
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	2470	3	FB-2	1969	1980	ROOF, HVAC, BATH - 2, KIT	Y N
<del>Carport Attached</del>	<del>3</del>	<del>Unfinished</del>	<del>300</del>	<del>0</del>	<del>0</del>	<del>2010</del>	<del>2010</del>	ROOF <u>GONE</u>	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	1	1980	13225	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92411	Stat Class: 341	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 468	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 26x18	RMV: 2720
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	468	0	0	1988	1988	FAIR	Y N

Accessories

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

Bldg: 3	Code Area: 92411	Stat Class: 354	Year Blt:	Eff Year Blt: 1988	Sq.Ft: 416	% Complete: 100
Desc: Lean-to Light (LTL)					Dimensions: 16x26	RMV: 510
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
Lean-to Light Duty	4	Finished	416	0	0	0	1988		Y N

Accessories

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

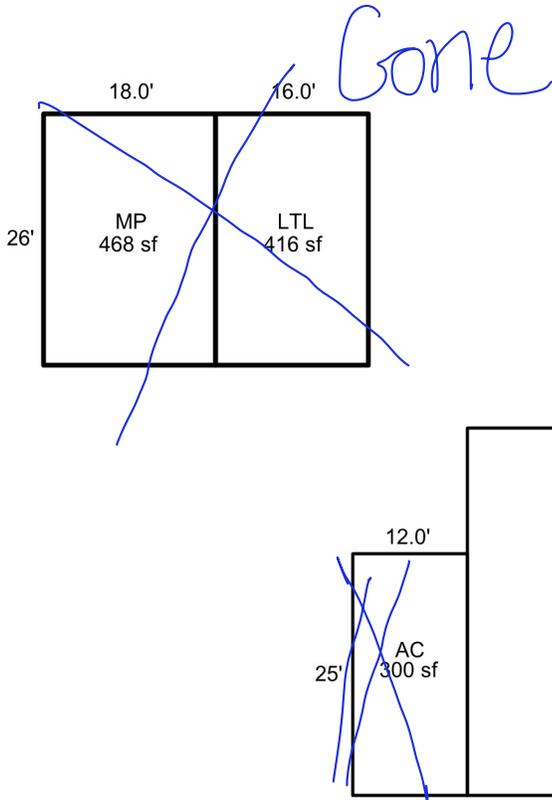


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 552466 Parcel No.: 062W30DA00100  
 Property Address: 4457 SCOTT AV NE  
 City: SALEM County: MARION State: OR ZipCode: 97305  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



**552466**  
**062W30DA00100**  
 SCALE = 1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	468.0	88.0	
	LTL	1.0	416.0	84.0	884.0
GLA1	MA	1.0	2470.0	206.0	2470.0
GAR	AC	1.0	300.0	74.0	300.0

### COMMENT TABLE 1

APEXED BY NRC 04/23/2009  
 Updated to remove MP (144sf) and MP (284sf) now par of RES, add AC and new MP 8/15/2011  
 UPDATED BY CJURAN 05/10/2023

### COMMENT TABLE 2

MLH 05/09/2023  
*GH 6/12/23*

### COMMENT TABLE 3

SV L4  
*Cycle 23*

Net LIVABLE	cnt	1	(rounded)		2,470
Net BUILDING	cnt	2	(rounded)		884