

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 1/25/2024

Acct ID: 552492 MTL: 062W30DA02700 Date: 6/12/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 4425 YORK AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130765 Year: 2025
Last Date Appraised: 08/10/2011 Appraiser: GERARDO RAMIREZ Retag: Y Tag info:
HERNANDEZ

Owner: MARCHUK, LILIYA Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 107330
RMV Land: 83670 RMV Imp: 112330 RMV Total: 196000 MAV: 107330 MSAV: 0 SAV: 0
Comment: 13th picture

Notations Update inv, Add mp as new
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: Value Source: Rural at MKT Description: RMV: 68670 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 65X117 06-07: RECALC SETUP, APPR NO 32, 10/19/05

Improvements - Residence / Manufactured Structures 1985 exterior updates
Bldg: 1 Code Area: 92411 Stat Class: 131 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 1196 % Complete: 100
Desc: One Story Only Dimensions: RMV: 110090
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 | 1196 | 4 | FB-1 | 1970 | <u>1970</u> | BATH - 1, KIT, HVAC, ROOF | Y N |

Accessories 1985

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-----------------------------------|-------|-----------|------------|------|----------|-----------|
| YARD IMPROVEMENTS FAIR <u>Avg</u> | 3 | 1 | 1970 | 6882 | 1 | Y N |

Improvements - Accessory Buildings
Bldg: 2 Code Area: 92411 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 280 % Complete: 100
Desc: Multi Purpose Shed (MP) Dimensions: 20x14 RMV: 2240
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 | 5 | Finished | 280 | 0 | 0 | 1989 | 1989 | FAIR | Y N |

Accessories

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

ACCOUNT # 552492 DATE: 6/12/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GRH TAG Y 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 MP
 STAT / CLASS 5
 SIZE _____
12x12
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2019
 EFF YR 2019
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

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

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 EXCEPT Y N
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 COMMENT: _____

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RESIDENCE / MANUFACTURED STRUCTURES

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 COMMENT: _____

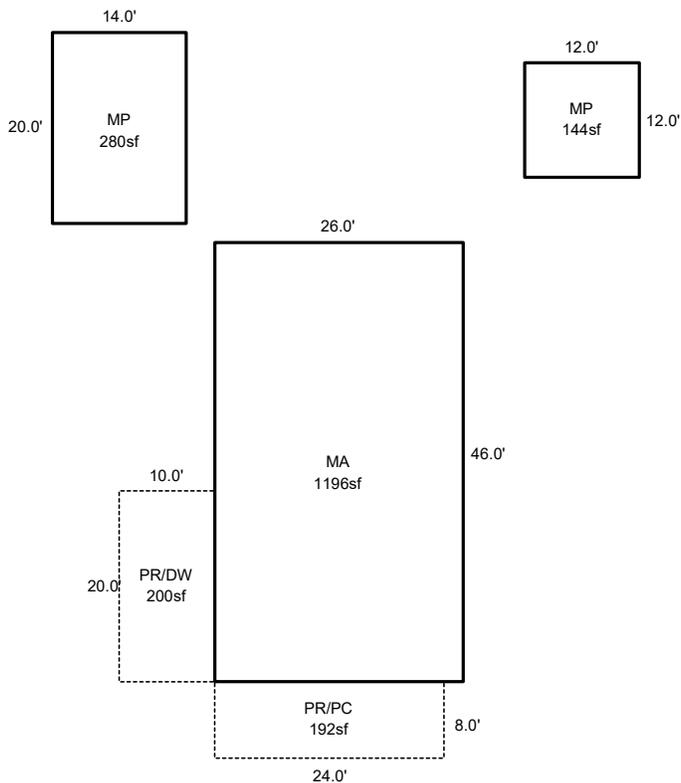
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552492 Parcel No.: 062W30DA02700
 Property Address: 4425 YORK AV NE
 City: SALEM County: State: OR ZipCode: 97305
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

552492
062W30DA02700



Sketch by ApexSketch

| AREA CALCULATIONS SUMMARY | | | | | | COMMENT TABLE 1 | | | | | |
|---------------------------|-----------------|--------|-------------|-----------|------------|--|--|-----------------|-----------------|--------------|----------|
| Code | Description | Factor | Net Size | Perimeter | Net Totals | | | | | | |
| GBA1 | MP | 1.0 | 280.0 | 68.0 | | APEXED BY NRC 04/29/2009 UPDATED BY CLOBERG 07/16/25 | | | | | |
| | MP | 1.0 | 144.0 | 48.0 | 424.0 | | | | | | |
| GLA1 | MA | 1.0 | 1196.0 | 144.0 | 1196.0 | | | | | | |
| P/P | PR/DW | 1.0 | 200.0 | 60.0 | | | | | | | |
| | PR/PC | 1.0 | 192.0 | 64.0 | 392.0 | | | | | | |
| | Net LIVABLE | cnt | 0 (rounded) | | 1,196 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">COMMENT TABLE 2</th> <th style="text-align: left;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">GRH 06/12/25</td> <td style="padding: 5px;">CYCLE L3</td> </tr> </tbody> </table> | | COMMENT TABLE 2 | COMMENT TABLE 3 | GRH 06/12/25 | CYCLE L3 |
| COMMENT TABLE 2 | COMMENT TABLE 3 | | | | | | | | | | |
| GRH 06/12/25 | CYCLE L3 | | | | | | | | | | |
| | Net BUILDING | cnt | 2 (rounded) | | 424 | | | | | | |

SKETCH/AREA TABLE ADDENDUM

Parcel No 062W30DA02700

File No R52492

SUBJECT

Property Address 4425 YORK AV NE

City SALEM

State OR

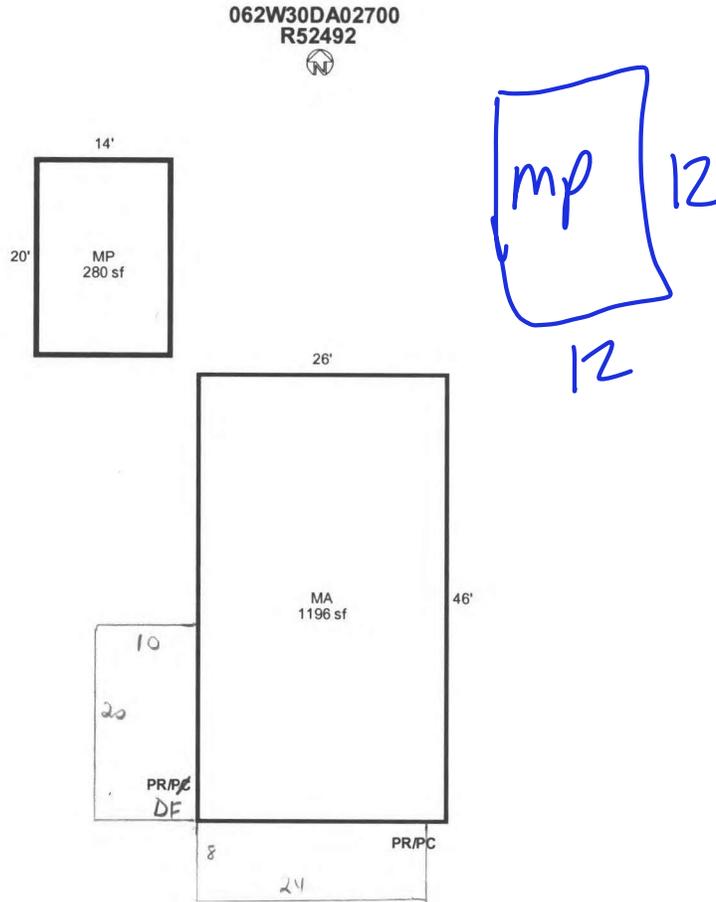
Zip 97305

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|--|-------------|--------|----------|-----------|------------|
| GLA1 | MA | 1.00 | 1196 | 144 | 1196 |
| GBA1 | MP | 1.00 | 280 | 68 | 280 |
| Net LIVABLE Area (Rounded w/ Factors) | | | | | 1196 |
| Net BUILDING Area (Rounded w/ Factors) | | | | | 280 |

Comment Table 1

APEXED BY NRC 04/29/2009

Comment Table 2

GPH 6/12/25

Comment Table 3

Cycle L3