

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 552514 MTL: 062W30DA04900 Date: 11/7/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 4393 DOVER AVE NE SALEM OR 97305 MaSaNh: 04 06 001 Unit: 130787 Year: 2025

Last Date Appraised: 12/17/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: 0 N Tag info: 2026 - Tags/Permit (Completion) Retag for completion

Owner: HOYS INVESTMENTS LIMITED Last Sales Date: 11/16/1999 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 101260
 RMV Land: 109950 RMV Imp: 178160 RMV Total: 288110 MAV: 68400 MSAV: 0 SAV: 0
 Comment: 25-26: L3 12.17.24 GRH
 24-25: L3 05.24.24 GRH

OSDs

New addn 65%

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: 48D Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 94950 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 + 131 io Year Blt: 1951 Eff Year Blt: 1991 Sq.Ft: 2204 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 178160
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 32860 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	HVAC, KIT-, ROOF, KIT, BATH - 1	Exception: Y N
First Floor	2 +	Finished	488	0	0	1951	1991	<u>65%</u>	Exception: <u>Y</u> N
Second Floor	3	Finished	756	3	FB-2	1951	1991	BATH - 2, HVAC <u>65%</u>	Exception: <u>Y</u> N
Garage Attached	3	Finished	400	0	0	1951	1991	ROOF	Exception: Y N

Accessories *Access door from existing house to addition, per plans, keep as addition*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	2	1	1991	3595	1	Exception: Y N

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
23-009379	83702	MARION COUNTY	TAGS/PERMITS	REPAIR/REMODEL	0	0	R	REV 02 - SEPARATE ADDITION TO BECOME A DUPLEX - Addition of a two-car garage and additional 3 bdrm, 2 bath, with kitchen and living above new garage.



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%		2%	55%	1%	65%
	80%	1%		1%	
3%		3%	60%	2%	
5%	85%	5%	65%	4%	70%
2%		2%		2%	
2%	90%	2%	70%	2%	75%
		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 GRH Date 12/17/24 YR For 25-26 % COMP 45%
 APPR GRH Date 11/7/26 YR For 26-27 % COMP 65%
 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%

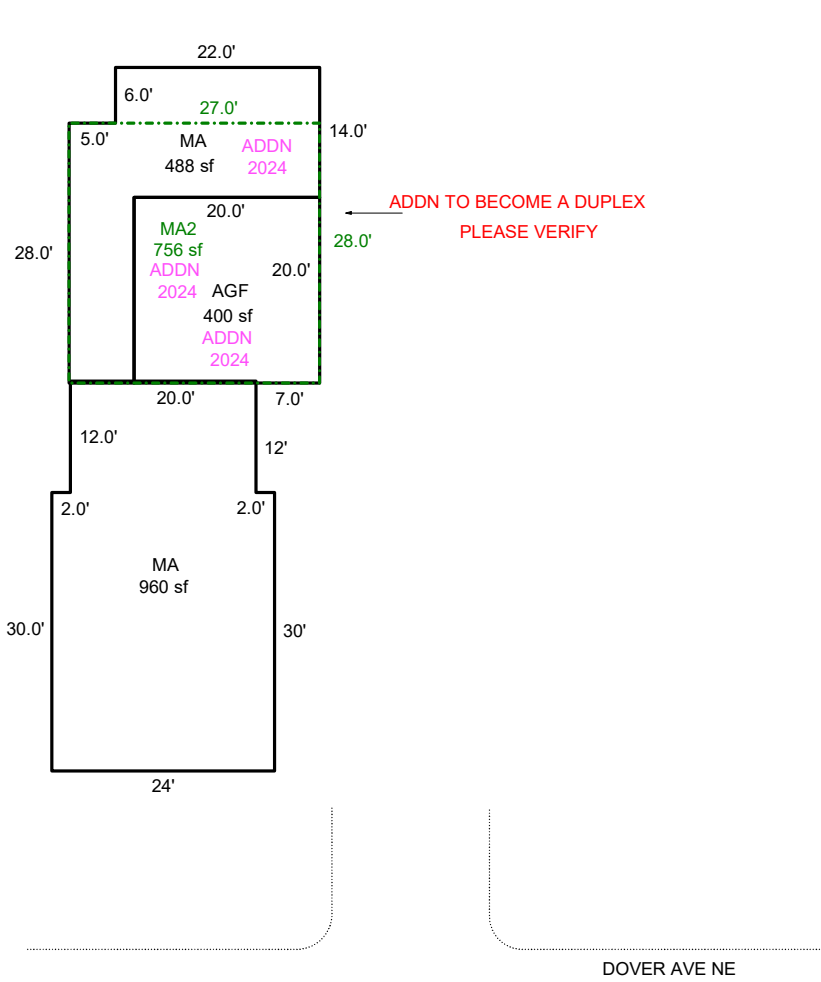
APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
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 APPR _____ Date _____ YR For _____ % COMP _____

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

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	960.0	132.0	960.0
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 1

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
 UPDATED BY CLOBERG 08/27/25 23-009379 MA REV 02

COMMENT TABLE 2

GRH 12/17/24

COMMENT TABLE 3

TAGS L3

Net LIVABLE cnt 2 (rounded) 2,204