

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/24/2024

Acct ID: 533565 MTL: 084W12C000600 Date: 9/26/24 Appr: WW Prop Class: 401 RMV Prop Class: 401
 Situs: 4669 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 64521 Year: 2024

Last Date Appraised: 01/24/2024 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - Tags/Permit (Alt Energy System)

Owner: POCIUS, PETER Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 408860

RMV Land: 337680 RMV Imp: 492830 RMV Total: 830510 MAV: 408860 MSAV: 0 SAV: 0

Comment: 24-25: L1 01.24.24 WW
 23-24: L4 04.18.23 WV
 22-23: L4 06.02.22 MP

[ADD SO](#)

Notations

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.92 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 274040 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL /02-03: (F)02-0326: LLA BETWEEN R33549 & R33565

Site: 2 Code Area: 92430 Size: 0.23 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 18640 Exception: Y N
 Adjustment(s): GSOIL, FSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL /02-03: (F)02-0326: LLA BETWEEN R33549 & R33565

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 144 Year Blt: 1997 Eff Year Blt: 1997 Sq.Ft: 2512 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 492830
 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	4	Finished	992	0	HB-1	1997	1997	BTH - 1, KIT+, HVAC+, FP - 1, ROOF	Y N
Second Floor	4	Finished	608	1	FB-1	1997	1997	BATH - 1, HVAC+, BATH+	Y N
Basement	4	Finished	912	2	FB-1	1997	1997	BATH - 1, HVAC+, KIT-, FP - 1	Y N
Garage Attached	4	Finished	528	0	0	1997	1997	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1997	32364	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.

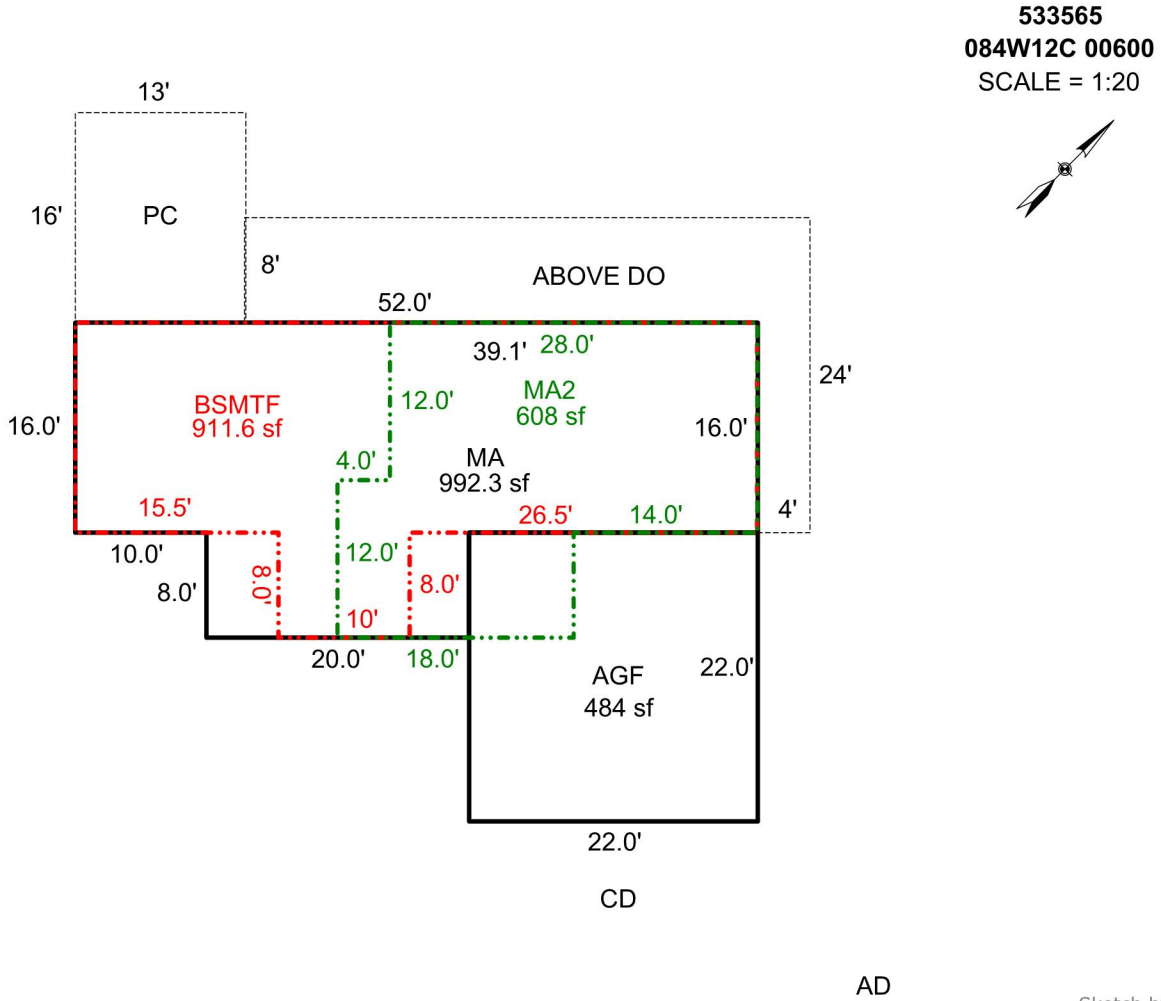
[905 SO 2024 \\$20,000 EXEMPT](#)

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533565 Parcel No.: 084W12C 00600
 Property Address: 4669 RIVERDAL ROAD S.
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AD

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	992.3	152.0	992.3
GLA2	MA2	1.0	608.0	112.0	608.0
BSMT	BSMTF	1.0	911.6	152.0	911.6
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PC	1.0	208.0	58.0	
	ABOVE DO	1.0	408.8	134.2	616.8

COMMENT TABLE 1

Apex 9/28/2012 Jane
 UPDATED BY CJURAN 04/18/2023

COMMENT TABLE 2

UPDATE VIA ONLINE PLAN
 WW 04.18.23

COMMENT TABLE 3

SV L4

Net LIVABLE cnt 2 (rounded) 1,600

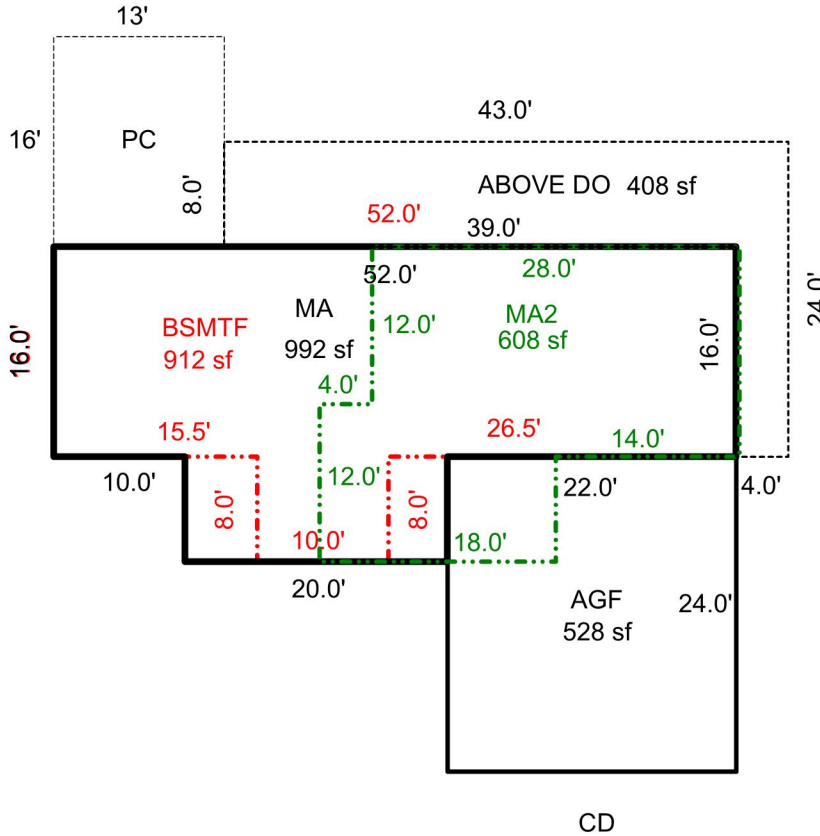
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533565 Parcel No.: 084W12C 00600
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 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

533565
084W12C 00600
 SCALE = 1:20



AD

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MA	1.0	992.0	152.0	992.0
GLA2	MA2	1.0	608.0	112.0	608.0
BSMT	BSMTF	1.0	912.0	152.0	912.0
GAR	AGF	1.0	528.0	92.0	528.0
P/P	PC	1.0	208.0	58.0	
	ABOVE DO	1.0	408.0	134.0	616.0

COMMENT TABLE 1

Apex 9/28/2012 Jane
 UPDATED BY CJURAN 04/18/2023
 UPDATED BY WWILLIAMS 1/25/24

COMMENT TABLE 2

UPDATE VIA ONLINE PLAN
 REMEASURED WW 1.24.24

COMMENT TABLE 3

L1 TAG/CYCLE

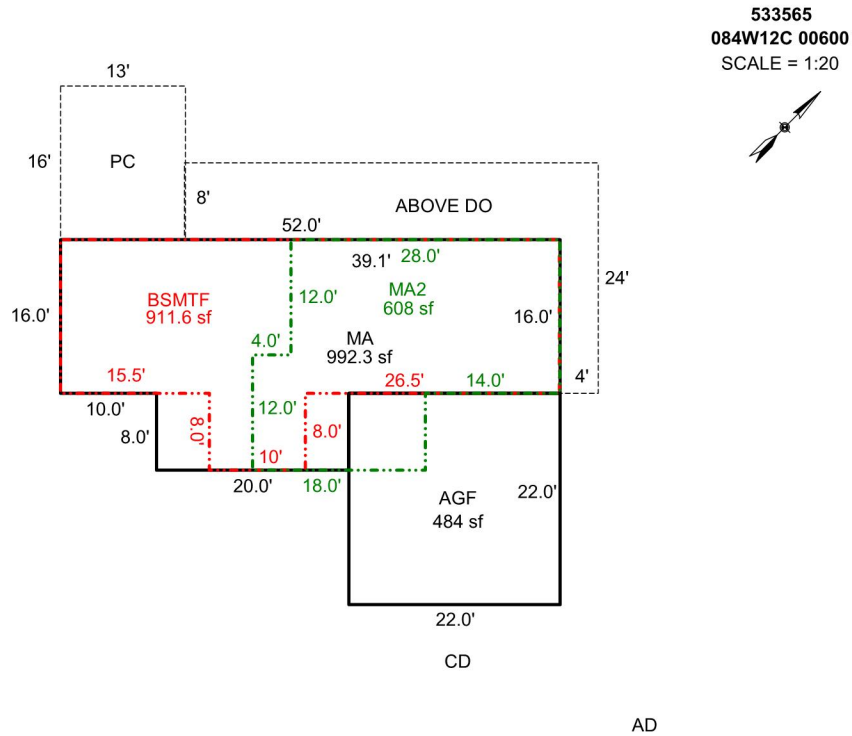
Net LIVABLE	cnt	1	(rounded)		608
Net BUILDING	cnt	1	(rounded)		992

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533565 Parcel No.: 084W12C 00600
 Property Address: 4669 RIVERDAL ROAD S.
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	992.3	152.0	992.3
GLA2	MA2	1.0	608.0	112.0	608.0
BSMT	BSMTF	1.0	911.6	152.0	911.6
GAR	AGF	1.0	484.0	88.0	484.0
P/P	PC	1.0	208.0	58.0	
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COMMENT TABLE 1

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COMMENT TABLE 2

UPDATE VIA ONLINE PLAN

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 1,600

Acct ID: 533565 MTL: 084W12C000600 Date: *1.24.24* Appr: *WW* Prop Class: 401 RMV Prop Class: 401
 Situs: 4669 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 64521 Year: 2024

Last Date Appraised: 04/18/2023 Appraiser: WENDY WILLIAMS Retag: Y *N* Tag info: 2023 - Cycle/Reappraisal (L2: ON-SITE REVIEW EXTERIOR)
 Owner: POCIUS, PETER Roll Type: R
 Cycle: *Tag* Sales Verification Other: _____ Inspection level: *1* 2 3 4 LCB *TTO* INSP AV: 408860
 RMV Land: 337680 RMV Imp: 402940 RMV Total: 740620 MAV: 408860 MSAV: 0 SAV: 0
 Comment: 23-24:L4 04.18.23 WV
 22-23: L4 06.02.22 MP

SV & tag

DISCREPANCY BETWEEN MLS SF AND APEX SF; ONSITE NEEDED TO REVERIFY MEASUREMENTS. WV
 21: 2532
 22: 2588
 23: 2754

Notations
 No notation data available.

upd inv

Re-measured

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	92430	0

MLS 801813 DOM 42

Land *Amy 4-11-24*

Site: 1	Code Area: 92430	Size: 2.92 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HD	Value Source: Rural at MKT	Description: TWO HILL DRY	RMV: 274040	Exception: Y N		
Adjustment(s):	GSOIL, FSOIL	Fire Patrol:	Description:			
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	992	<i>✓</i> 0	HB-1	1997	1997	ROOF, KIT+, BTH - 1, FP, HVAC+, <i>BATH+</i>	Exception: Y N
Second Floor	4	Finished	608	<i>✓</i> 1	FB-1	1998	1997	HVAC+, BATH - 1 <i>2</i>	Exception: Y N
Basement	4	Finished	912	<i>✓</i> 2	FB-1	1998	1997	HVAC+, BATH - 1 <i>KIT - FP</i>	Exception: Y N
Garage Attached	4	Finished	484	0	0	1997	1997	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2420	1997	6316	1	Exception: Y N
YARD IMPROVEMENTS GOOD	4	1	1997	32364	1	Exception: Y N

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528

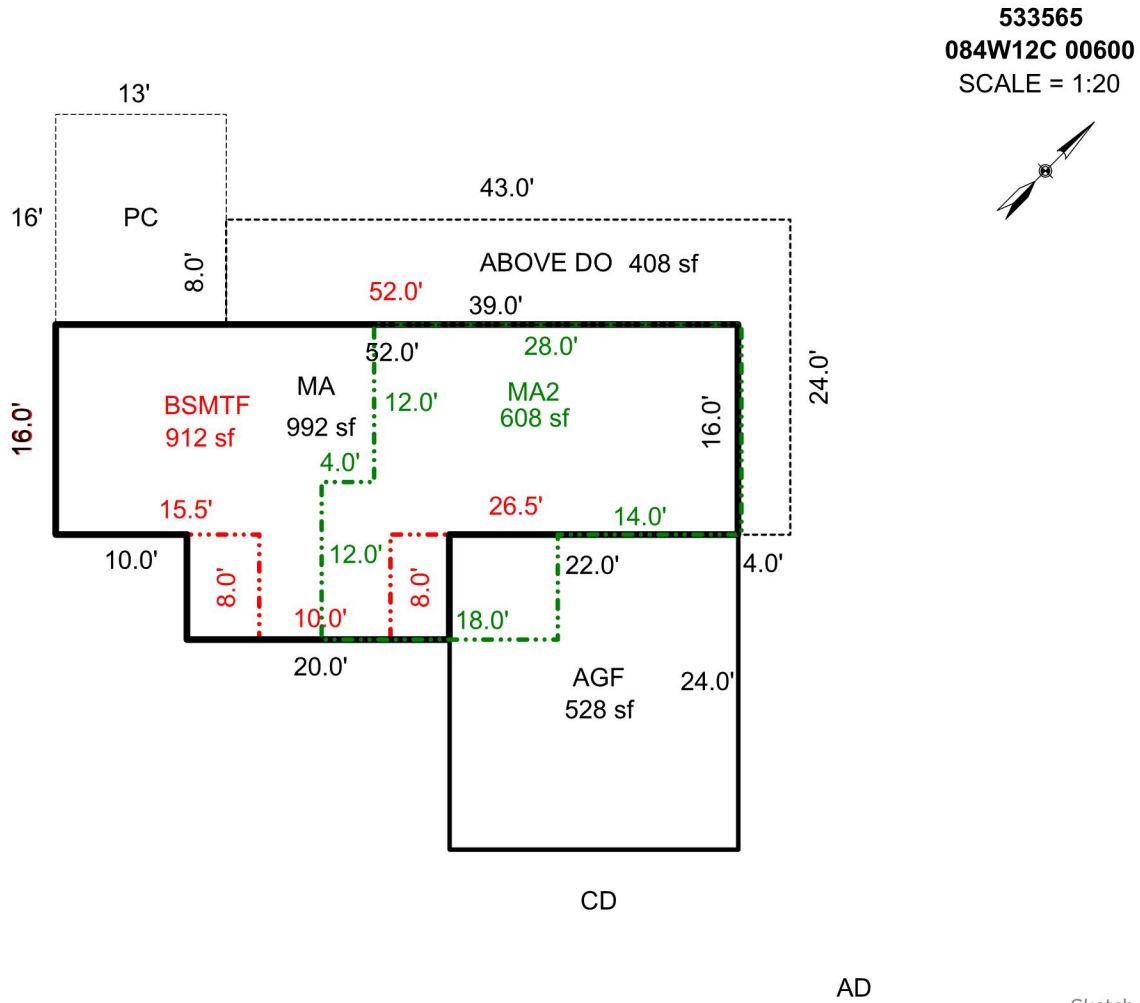


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