

Summary Lead Appr: ww 2.20.25 Clerk: _____ Lead Clerk: _____ Appr: GPH Print Date: 9/24/2024

Acct ID: 518257 MTL: 062W06D000600 Date: 11/6/25 Appr: GPH Prop Class: 451 RMV Prop Class: 451
Situs: 10661 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 52982 Year: 2024
Last Date Appraised: 10/06/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 2025 - Tags/Permit (Addition)
Owner: MONTESANO, MARTIN Roll Type: R
Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 411450
RMV Land: 311520 RMV Imp: 646600 RMV Total: 958120 MAV: 411450 MSAV: 0 SAV: 0
Comment: 23 11/19/24

Notations No changes
No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

Land 2.474 HD 2.25 ZBD I/O update soil class
Site: 1 Code Area: 01410 Size: 4.72 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: Value Source: Rural Restrictive Description: RMV: 266520 Exception: Y N
Adjustment(s): Fire Patrol: Description:
Comments: 06-07: RECALC SETUP, APPR NO 10, 10/6/05

Improvements - Residence / Manufactured Structures
Bldg: 1 Code Area: 01410 Stat Class: 143 + Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 3918 % Complete: 100
Desc: One Story with basement Dimensions: RMV: 611470
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	2187	2	FB-2	1978	1978	BATH - 2, KIT+, ROOF, HVAC, FP - 1	Y N
Basement	4 +	Finished	1731	3	FB-1	1978	1978	BATH - 1, HVAC	Y N
Basement	4 +	Unfinished	456	0	0	1978	1978		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1978	29016	1	Y N

Improvements - Accessory Buildings
Bldg: 2 Code Area: 01410 Stat Class: 352 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 3200 % Complete: 100
Desc: Utility Building (UB) Dimensions: 80x40 RMV: 17130
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Utility Building	6	Finished	3200	0	0	1981	1981	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 905 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 0 % Complete: 100
Desc: Rural Solar Panel/Array Dimensions: RMV: 18000
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 N/c

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

Accessories

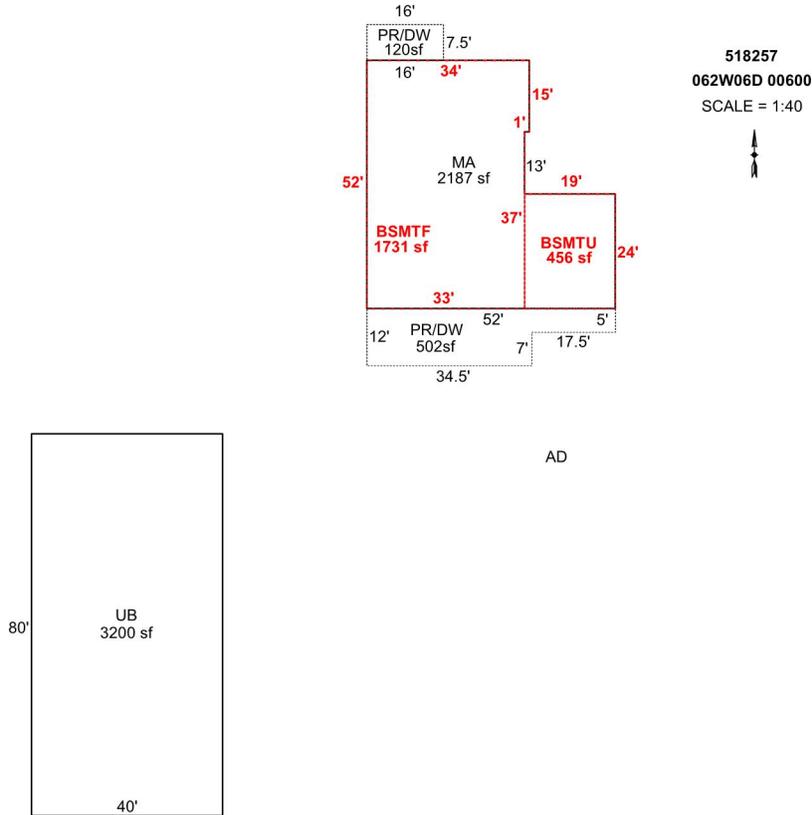
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518257 Parcel No.: 062W06D 00600
 Property Address: 10661 RIVER RD N
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	3200.0	240.0	3200.0
GLA0	BSMTF	1.0	1731.0	172.0	1731.0
GLA1	MA	1.0	2187.0	210.0	2187.0
BSMT	BSMTU	1.0	456.0	86.0	456.0
P/P	PR/DW	1.0	120.0	47.0	
	PR/DW	1.0	501.5	128.0	621.5

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/27/17
 UPDATED BY CJURAN 02/12/2024 23-009582 AD

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	3,918
Net BUILDING	cnt	1	(rounded)	3,200