

Summary Lead Appr: ww 3.25.25 Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/24/2024

Acct ID: 518317 MTL: 062W07C000200 Date: 11/19/24 Appr: GRH Prop Class: 551 RMV Prop Class: 451
Situs: 9855 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 59911 Year: 2024

Last Date Appraised: 01/10/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info: 2025 - Tags/Permit (Addition)

Owner: PERSEN REAL ESTATE LLC Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 145710
RMV Land 73880 RMV Imp: 276060 RMV Total: 349940 M: 127440 MSAV: 18270 SAV: 33969
Comment: 24-25 : L2 1.10.24 MLH
LEVEL 4 C19 4.20.20 CL10//

Notations Convert Bed to 2 Bathrooms
No notation data available. Finalized.

FARM USE OK: NURSERY STOCK, HAY SHARES WITH TAXLOT 300, 700

OSDs

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

Land

Chris 3/26/25

Site: 1 Code Area: 01410 Size: 0.97 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
Class: 2B1 Value Source: Farm Homesite Description: TWO BENCH IRR RMV: 28880 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: Liability year - 2009
24-25: Updated land class
06-07: INCREASE HOMESITE TO ONE ACRE VALUE, ADD EXCEPTION VALUE, NO PAT LIAB WILL BE COLLECTED.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 134 Year Blt: 1921 Eff Year Blt: 1936 Sq.Ft: 2038 % Complete: 100
Desc: Multi Story above grade with basement Dimensions: RMV: 232340
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	1358	<u>2</u>	<u>FB-1</u>	1921	1936	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Attic	3	Finished	680	2	0	1921	1936	HVAC	Y N
Basement	3	Unfinished	1358	0	0	1921	1936		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	3	0	1936	10211	1

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100
Desc: Res other improvements Dimensions: RMV: 43290
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
Garage Detached	3	Finished	480	0	0	2006	2006	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 354 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 160 % Complete: 100
Desc: Lean-to Light (LTL) Dimensions: 8x20 RMV: 430
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	160	0	0	2006	2006		Y N

Accessories

1951 floor, interior paint, siding, roof window i/o
1 Bed 2 bath - updated. 100%
1962 EYB - M/M

Description

Class

Size SqFt

Eff Yr Blt

RMV

Quantity

No accessory data available

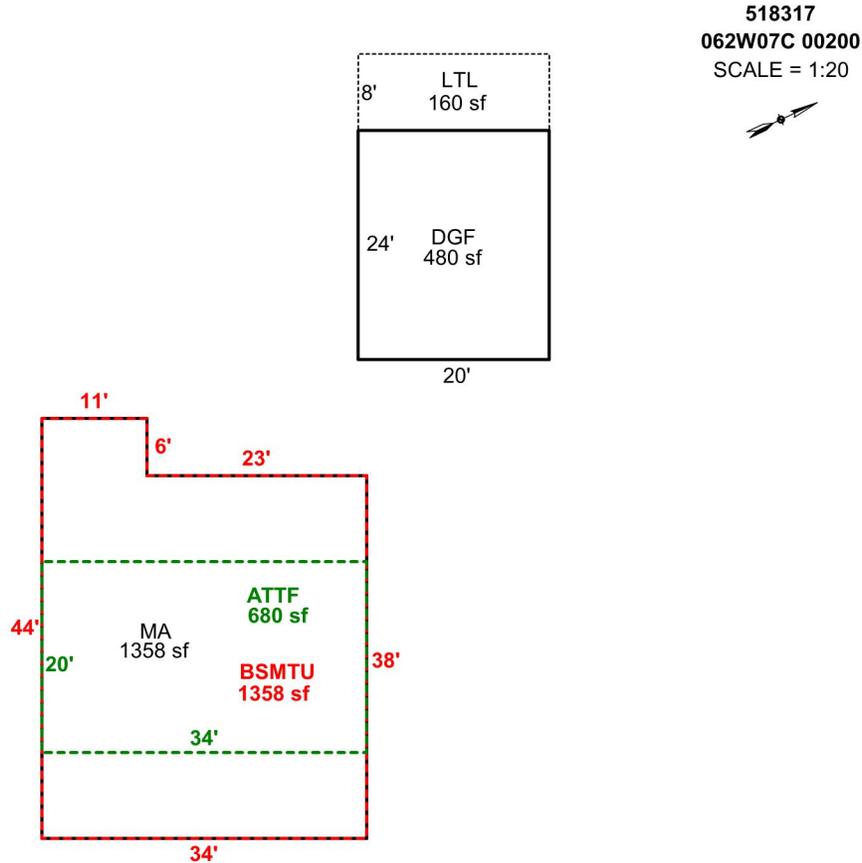


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 518317 Parcel No.: 062W07C 00200
 Property Address: 9855 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	LTL	1.0	160.0	56.0	160.0
GLA1	MA	1.0	1358.0	156.0	1358.0
GLA2	ATTF	1.0	680.0	108.0	680.0
BSMT	BSMTU	1.0	1358.0	156.0	1358.0
GAR	DGF	1.0	480.0	88.0	480.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/29/17
 UPDATED BY CJURAN 12/13/2023 23-009496 >
 CONV 1 BDRM INTO 2 BDRM
 UPDATED BY CJURAN 02/08/2024

COMMENT TABLE 2

MLH 01/10/2024
GRH 11/11/24

COMMENT TABLE 3

TAGS L2
TAGS L2

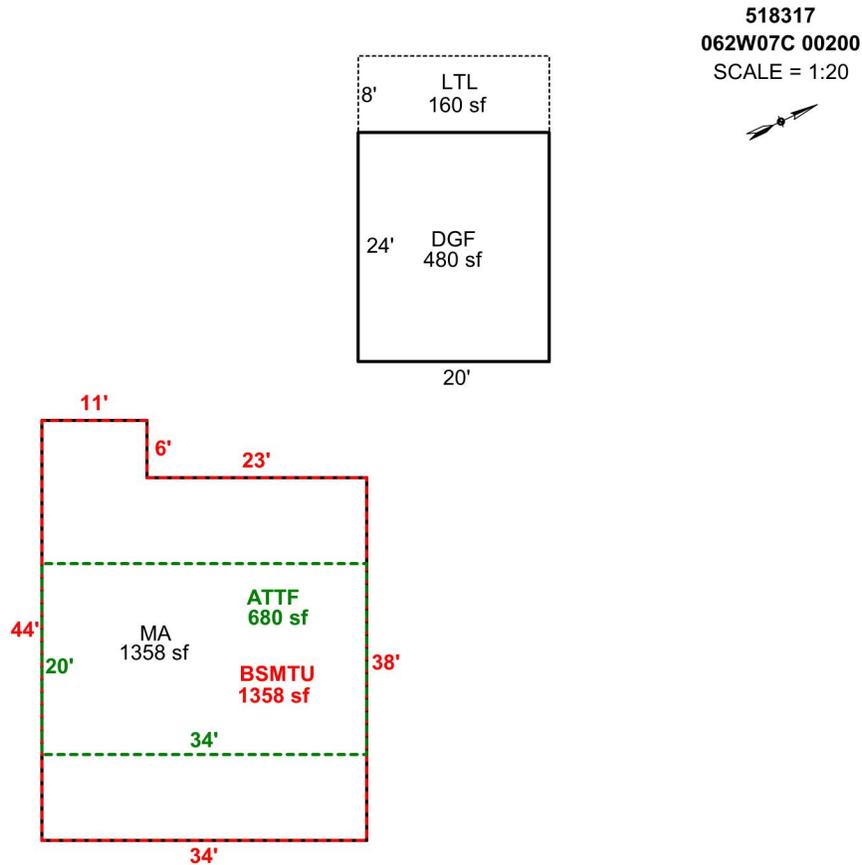
Net LIVABLE	cnt	2	(rounded)	2,038
Net BUILDING	cnt	1	(rounded)	160

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