

Acct ID: 519855 MTL: 063W24C002500 Date: 4/3/25 Appr: GRH Prop Class: 409 RMV Prop Class: 409
 Situs: 7769 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52722 Year: 2025

Last Date Appraised: 12/05/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: CORREA GARCIA, IVAN FREDERICO Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 188940
 RMV Land: 267440 RMV Imp: 188180 RMV Total: 455620 MAV: 188940 MSAV: 0 SAV: 0
 Comment:

*RMV: 24004330
 Dom: 50
 Sale code: 30*

Update inv

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

Land
 Site: 1 Code Area: 01410 Size: 2.20 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: 2BD RMV: 217440 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 17-18: SV #90 NO CHG YET PER PICT// 06-07: RECALC SETUP;#10 10-20-05

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 01410 Stat Class: 128 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 36500
 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	2	Finished	576	0	0	2016	2016	ROOF	Y N

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

Bldg: 5 Code Area: 01410 Stat Class: 457 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 1620 % Complete: 100
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 134970
 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	5	Finished	1620	3	FB-2	2016	2016	SKRT+, ROOF+, HVAC+, KIT, BATH - 2 <u>Bath+</u>	Y <u>N</u>

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

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 600 % Complete: 100
 Desc: General Purpose Building (GB) chg MS 3 walls open front Dimensions: 20x30 RMV: 8390
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	4	Finished	600	0	0	2017	2017	FAIR	Y N

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

Bldg: 3 Code Area: 01410 Stat Class: 321 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 840 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 30x28 RMV: 5710
 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	
Hay Cover	4	Finished	840	0	0	2017	2017	FAIR	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 321 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 462 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 21x22 RMV: 2610
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

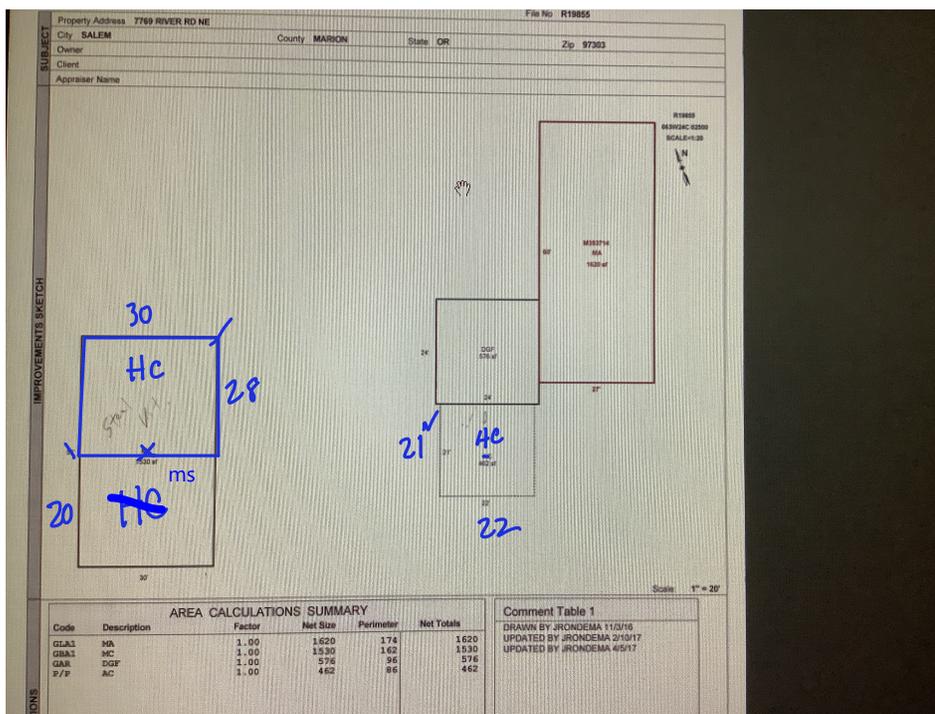
I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Hay Cover	4	Finished	462	0	0	2017	2017	<i>Fair</i>	Exception: Y <i>N</i>

Accessories

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

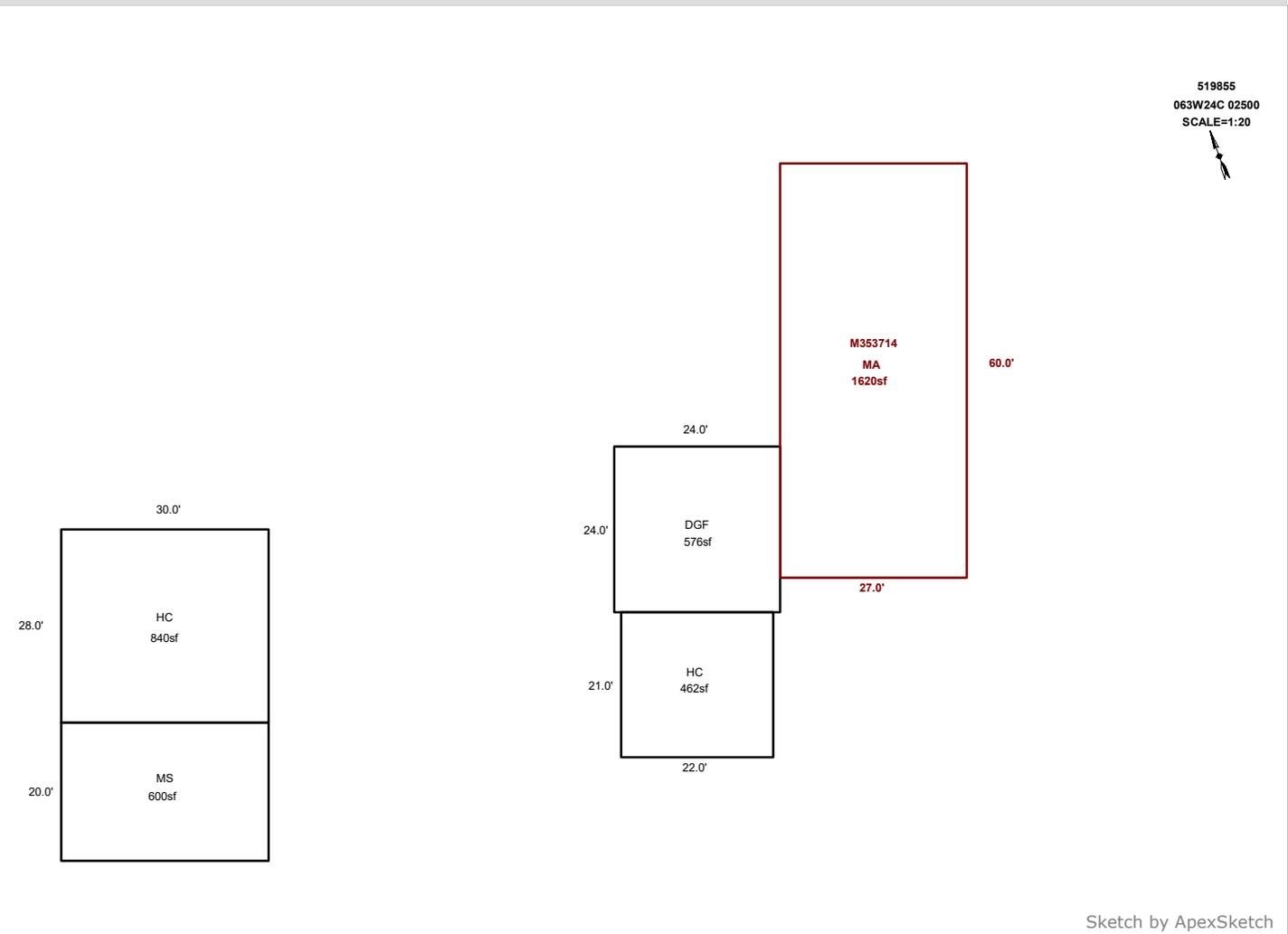


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519855 Parcel No.: 063W24C 02500
 Property Address: 7769 RIVER RD NE
 City: SALEM County: MARION State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

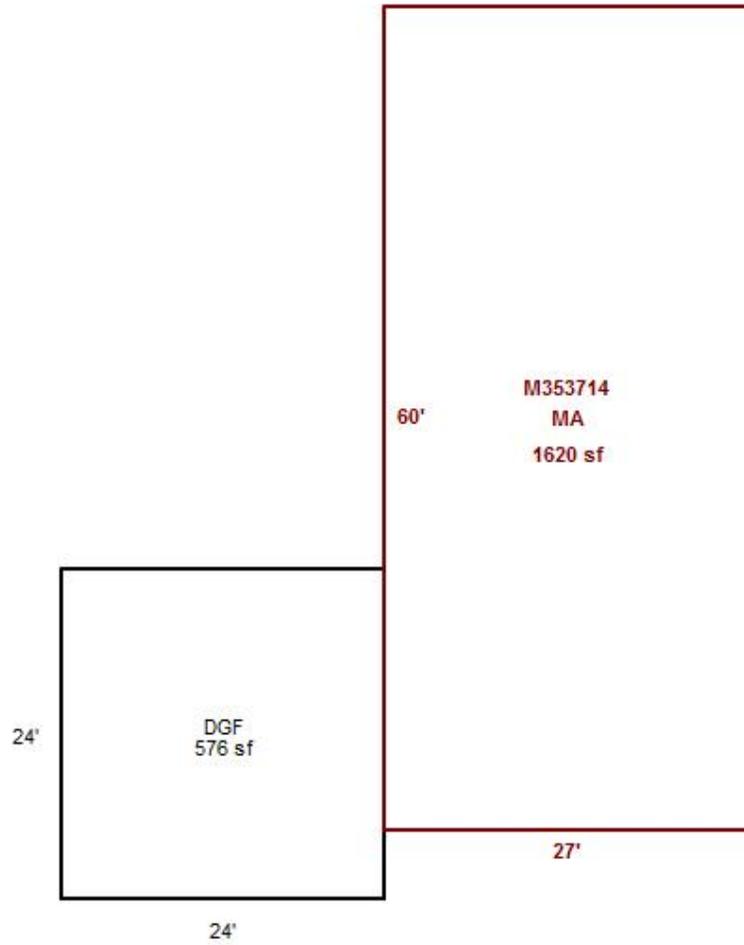


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SCALE=1:20

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GBA1	MS	1.0	600.0	100.0		DRAWN BY JRONDEMA 11/3/16 UPDATED BY JRONDEMA 2/10/17 UPDATED BY JRONDEMA 4/5/17 UPDATED BY CLOBERG 04/03/25					
	HC	1.0	840.0	116.0	1440.0						
GLA1	MA	1.0	1620.0	174.0	1620.0						
GAR	DGF	1.0	576.0	96.0	576.0						
P/P	HC	1.0	462.0	86.0	462.0						
	Net LIVABLE	cnt	0 (rounded)		1,620	<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>GRH 04/03/25</td> <td>SV L4</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	GRH 04/03/25	SV L4
COMMENT TABLE 2	COMMENT TABLE 3										
GRH 04/03/25	SV L4										
	Net BUILDING	cnt	2 (rounded)		1,440						

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MA Rear



R19855
01/25/2017



MA & DG

**R19855
01/25/2017**

12-5-17

R19855_DG & HC



12-5-17

R19855_GB4 HC

