

Acct ID: 531585 MTL: 083W06DB00800 Date: 2/11/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 3786 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 36576 Year: 2024

Last Date Appraised: 09/12/2018 Appraiser: WENDY WILLIAMS Retag: Y N Tag info:  
 Owner: ORTIZ, JULIO CASIQUE Roll Type: R  
 Cycle: Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 138710  
 RMV Land: 138710 RMV Imp: 0 RMV Total: 138710 MAV: 146630 MSAV: 0 SAV: 0  
 Comment:

*Update inv, Add new MS*

**Notations**

RP/MS	Code	Description
RP	ADJ	ADJUDICATION

**OSDs** 20-21: BOPTA #20-027 REDUCES IMP VALUES TO ZERO AND REDUCES LAND VALUE WHICH LOWERS AV FOR 19-20

Count	Code	Description	RMV	Code Area	Exception
1	OSD	CONVERTED OSD	0	92430	0

**Land** *OSD IN chg*

Site: 1 Code Area: 92430 Size: 0.87 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: BoPTa/Magistrate Lowered Description: 4HD ✓ RMV: 138710 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 19-20: PER #31, REMOVE FUNC & SHAPE ADJ, CHG OSD / 01-02: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 123 Year Blt: 1922 Eff Year Blt: 1885 Sq.Ft: 600 % Complete: 100  
 Desc: One Story with basement *1922 I/O*  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: *RMV: 0 lowered values due to house condition.*  
 Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	2	Finished	600	1	FB-1	1922	1885	BATH - 1, KIT-, HVAC, FP - 1, ROOF	Y N
Basement	2	Unfinished	552	0	0	1922	1885	HVAC	Y N
Garage Detached	2	Unfinished	288	0	0	1950	1885	ROOF	Y N

*chg EYB living in house appears new owners - cosmetic issues seen outside 1922*

**Accessories** *gone 11/6/24 spoke to owner.*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	2	1250	1885	0	1	Y N

Bldg: 2 Code Area: 92430 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Yard Improvements Dimensions: *RMV: 0*  
 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
No floor data available								

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	2	1	0	1116	1	Y N

**Improvements - Accessory Buildings**  
 No improvement data available for all other stat class types.

ACCOUNT # 531585 DATE: 2/11/25 RMV CLASS 401 PROP CLASS 401  
 MTL \_\_\_\_\_ APPR GPH TAG Y N  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_

MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_

MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_

MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE MS  
 STAT / CLASS 353/4  
 SIZE 12x36  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT 2023  
 EFF YR 2023  
 % COMP 100  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: 2023 New

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT

BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N

MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

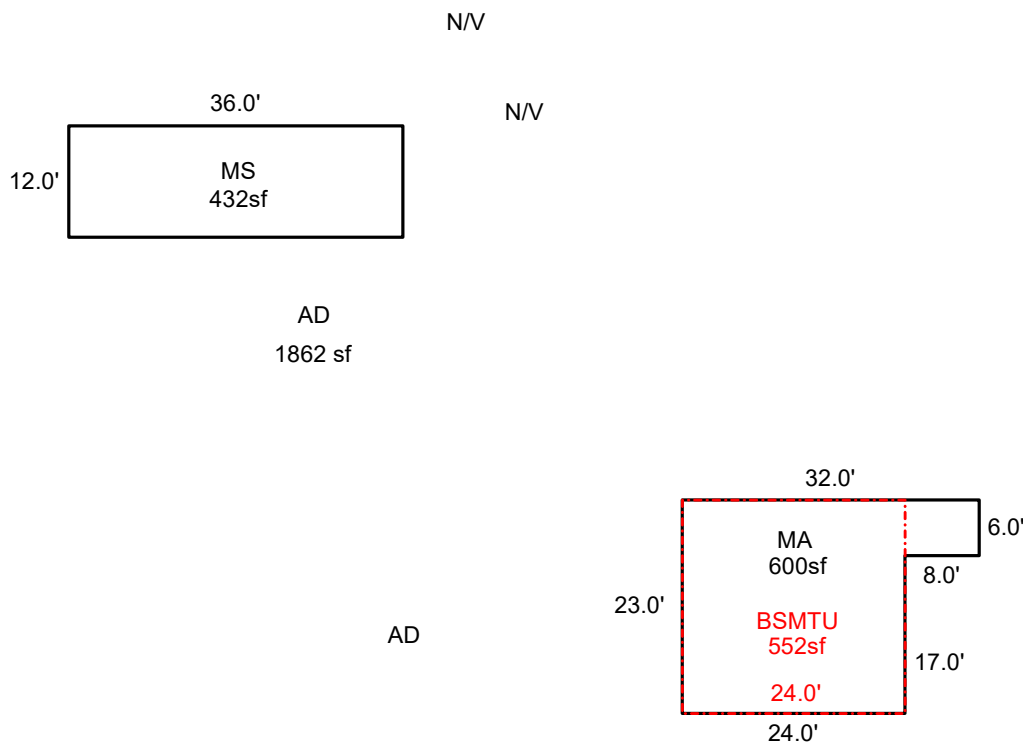
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 531585 Parcel No.: 083W06DB00800  
 Property Address: 3786 RIVERDALE RD S  
 City: SALEM County: Marion State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

531585  
083W06DB00800  
SCALE 1:30



Sketch by ApexSketch

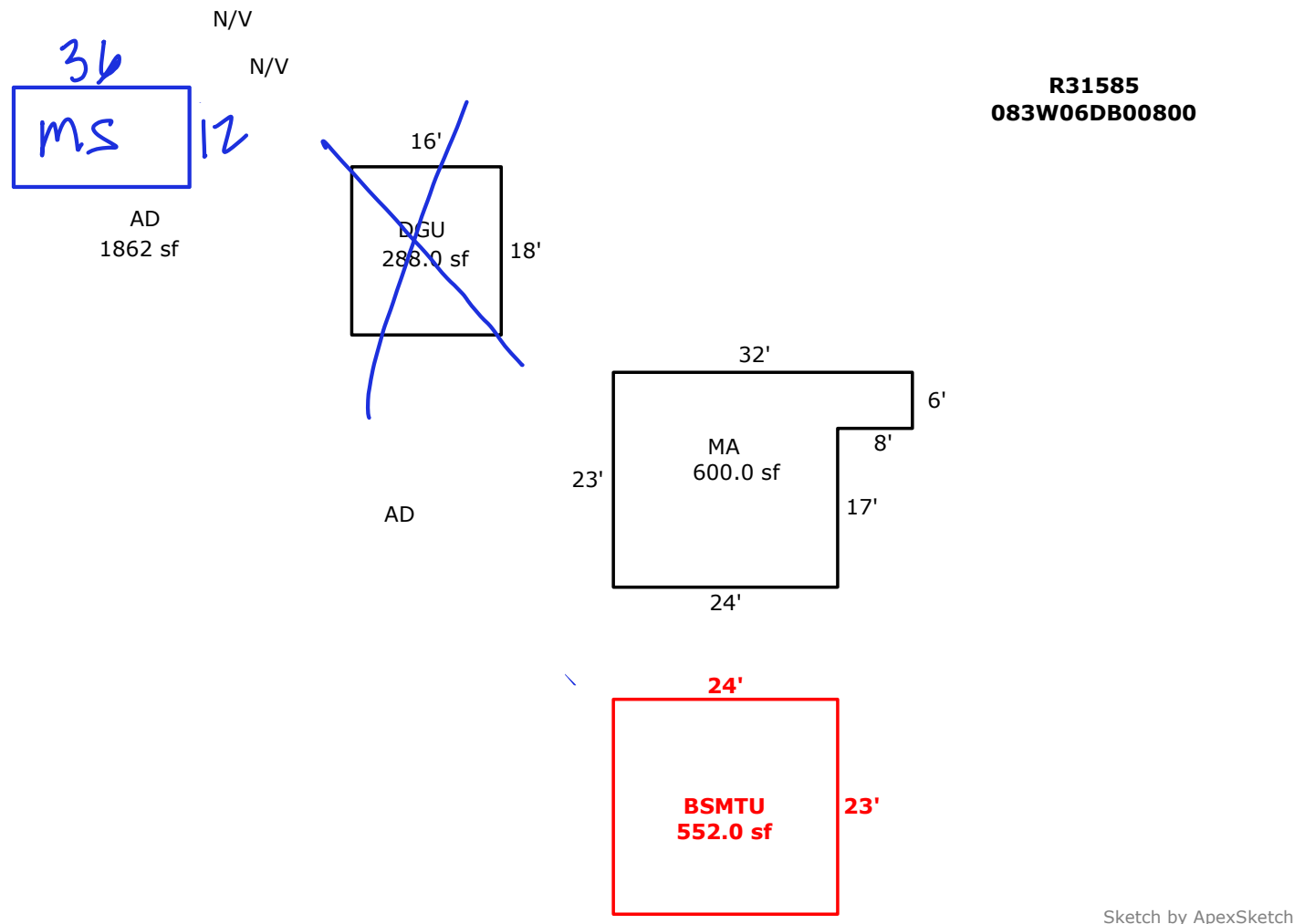
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MS	1.0	432.0	96.0	432.0	APEX BY CLOBERG 04/07/25	
BSMTU	BSMTU	1.0	552.0	94.0	552.0		
MA	MA	1.0	600.0	110.0	600.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 02/11/25	TAGS L2
		Net LIVABLE	cnt	1 (rounded)	600		
		Net BUILDING	cnt	1 (rounded)	432		

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R31585 Parcel No.: 083W06DB00800  
 Property Address: 3786 RIVERDALE RD S  
 City: SALEM County: MARION State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



**R31585**  
**083W06DB00800**

Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	600.0	110.0	600.0
BSMT	BSMTU	1.0	552.0	94.0	552.0
DG	DGU	1.0	288.0	68.0	288.0

### COMMENT TABLE 1

DRAWN BY SH 5-4-10

### COMMENT TABLE 2

GRH 2/11/25

### COMMENT TABLE 3

TAGS LZ

Net LIVABLE                      cnt                      1                      (rounded)                      600

