

Summary Lead Appr: **WW 4.7.25** Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GPH** Print Date: 12/20/2024

Acct ID: 533552 MTL: 084W12C001305 Date: **2/11/25** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401  
Situs: 4649 CIRCUIT RIDER LN S SALEM OR 97302 MaSaNh: 06 06 004 Unit: 60304 Year: 2025

Last Date Appraised: 07/31/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y N** Tag info:

Owner: BRADY, SCOTT L Roll Type: R

Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 550540

RMV Land: **389030** RMV Imp: 742980 RMV Total: 1132010 MAV: 550540 MSAV: 0 SAV: 0

Comment: **MLS : none sale code: 06**

**same seller and buyer in 2024 November and May**

Notations

No notation data available.

**No changes observed**

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.60 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 194620 Exception: Y N  
 Adjustment(s): H2OAR, GSOIL Fire Patrol: Description:  
 Comments: 24-25 Change NH update soil ww. 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

10-11: CYCLE WORK PER #42 REMOVE TREE ADJ// 01-02: REAPPRAISAL

Site: 2 Code Area: 92430 Size: 1.53 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 134410 Exception: Y N  
 Adjustment(s): H2OAR, GSOIL Fire Patrol: Description:  
 Comments: 24-25 Change NH update soil ww. 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

10-11: CYCLE WORK PER #42 REMOVE TREE ADJ// 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 154 - Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 4386 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 740230  
 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	5 -	Finished	1451	1	FB-1/ HB-1	1993	1993	ROOF, FP - 1, HVAC+, KIT, BTH - 1, BATH - 1	Y N
Second Floor	5 -	Finished	1484	3	FB-1	1993	1993	HVAC+, BATH - 1	Y N
Basement	5 -	Finished	1451	1	FB-1	1993	1993	HVAC+, BATH - 1	Y N
Garage Attached	5	Finished	795	0	0	1993	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	5	1	1993	37910	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 2750  
 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
Multi-Purpose Bldg	6	Finished	144	0	0	1993	1993	FAIR	Y N

Accessories

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

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W12C 01305

File No R33552

Property Address 4649 CIRCUIT RIDER LN S

City SALEM

State OR

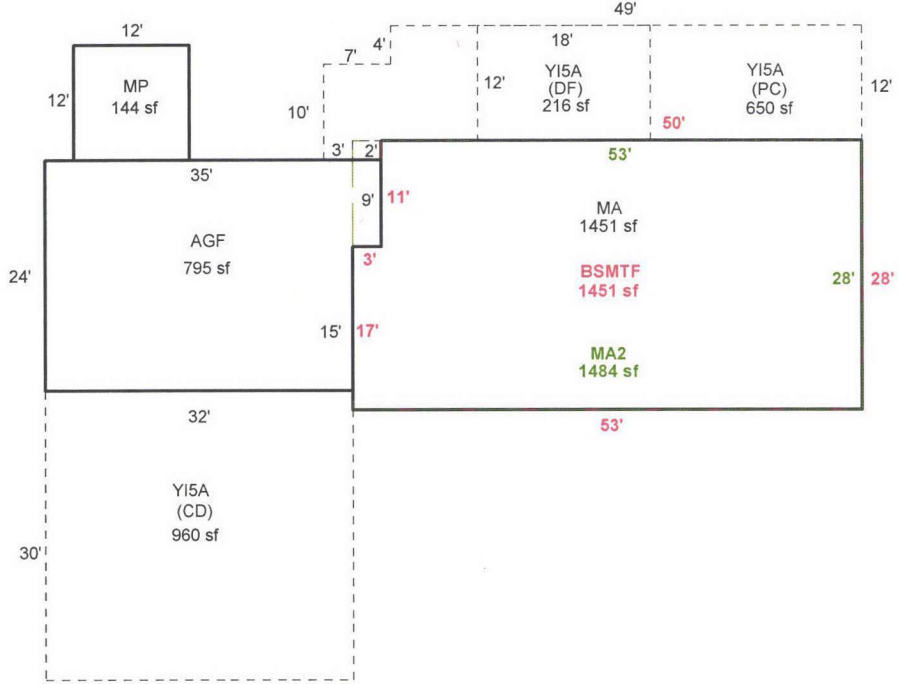
Zip 97302

Owner

Client

Appraiser Name

R33552  
084W12C 01305



Water Feature

Scale: 1 = 20

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1451	162	1451
GLA2	MA2	1.00	1484	162	1484
GLA5	BSMTF	1.00	1451	162	1451
GBA1	MP	1.00	144	48	144
AGF	AGF	1.00	795	118	795
Net LIVABLE Area		(rounded w/ factors)			4386
Net BUILDING Area		(rounded w/ factors)			144

#### Comment Table 1

APEX BY CE 6/28/10

#### Comment Table 2

#### Comment Table 3

GPH 2/11/25

S.V L3

AREA CALCULATIONS

SUBJECT

IMPROVEMENTS SKETCH