

Acct ID: 533794 MTL: 084W35A000700 Date: 4/7/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451  
 Situs: 5086 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 50213 Year: 2025

Last Date Appraised: 04/24/2012 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: BELL, MICHAEL R Roll Type: R  
 Cycle Tag: Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 3 LCB TTO INSP AV: 205828  
 RMV Land: 319580 RMV Imp: 427200 RMV Total: 746780 MAV: 161140 MSAV: 44688 SAV: 89087

Comment:   
*Update inv*   
*Mls: 81852A*  
*OOM: 178*  
*code: 30*

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	55460	0

*Farm use: submitted S.A survey*  
*Vineyard 2021 Aerial*  
*goats 2021 Aerial*

**Land**

Site: 1 Code Area: 55460 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: Value Source: Farm Homesite Description: RMV: 82670 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2013 / 01-02; REAPPRAISAL

Site: 3 Code Area: 55460 Size: 1.14 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 94240 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2013 / 01-02; REAPPRAISAL

Site: 4 Code Area: 55460 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0  
 Class: WOOD D Value Source: Woodlot Description: FARM WOODLOT RMV: 82670 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: Liability year - 2013 / 01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 55460 Stat Class: 141 Year Blt: 1950 Eff Year Blt: 1990 Sq.Ft: 2549 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 349890  
 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
First Floor	4	Finished	2549	4	FB-2	1950	1990	FP - 2, HVAC+, ROOF, KIT, BATH - 2	Y <i>N</i>

*Exception added 2013 - Remodel*

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	2000	37664	1

Bldg: 5 Code Area: 55460 Stat Class: 148 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 58380  
 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
Garage Oversized Detached	4	Unfinished	1200	0	0	1950	1950	ROOF	Y <i>N</i>

*low cost*

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

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 55460 Stat Class: 312 Year Blt: 1940 Eff Year Blt: 1994 Sq.Ft: 1520 % Complete: 100  
 Desc: Loft Barn (LB) Dimensions: 40x38 RMV: 4560 *I/I*  
 Func Obsc: 50 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
Loft Barn	5	Finished	1520	0	0	1940	<u>1994</u>		Y <i>N</i>

*Fair condition*

**Accessories**

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

Bldg: 3	Code Area: 55460	Stat Class: 355	Year Blt: 1940	Eff Year Blt: 1960	Sq.Ft: 560	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 40x14			RMV: 760
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Nlc

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	560	0	0	1940	1960	Exception: Y N

**Accessories**

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

Bldg: 4	Code Area: 55460	Stat Class: 355	Year Blt: 1940	Eff Year Blt: 1960	Sq.Ft: 800	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions: 40x20			RMV: 1080
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

Nlc

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Heavy Duty	4	Finished	800	0	0	1940	1960	Exception: Y N

**Accessories**

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

Bldg: 6	Code Area: 55460	Stat Class: 354	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 192	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 30x12			RMV: 530
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
Lean-to Light Duty	4	Finished	192	0	0	2008	2008	Exception: Y N

**Accessories**

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

Bldg: 8	Code Area: 55460	Stat Class: 905	Year Blt: 2013	Eff Year Blt: 2013	Sq.Ft: 0	% Complete: 100
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 12000
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0		Adjust:	Adjust RMV: 0

20,000 Flat I/o Valve

**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
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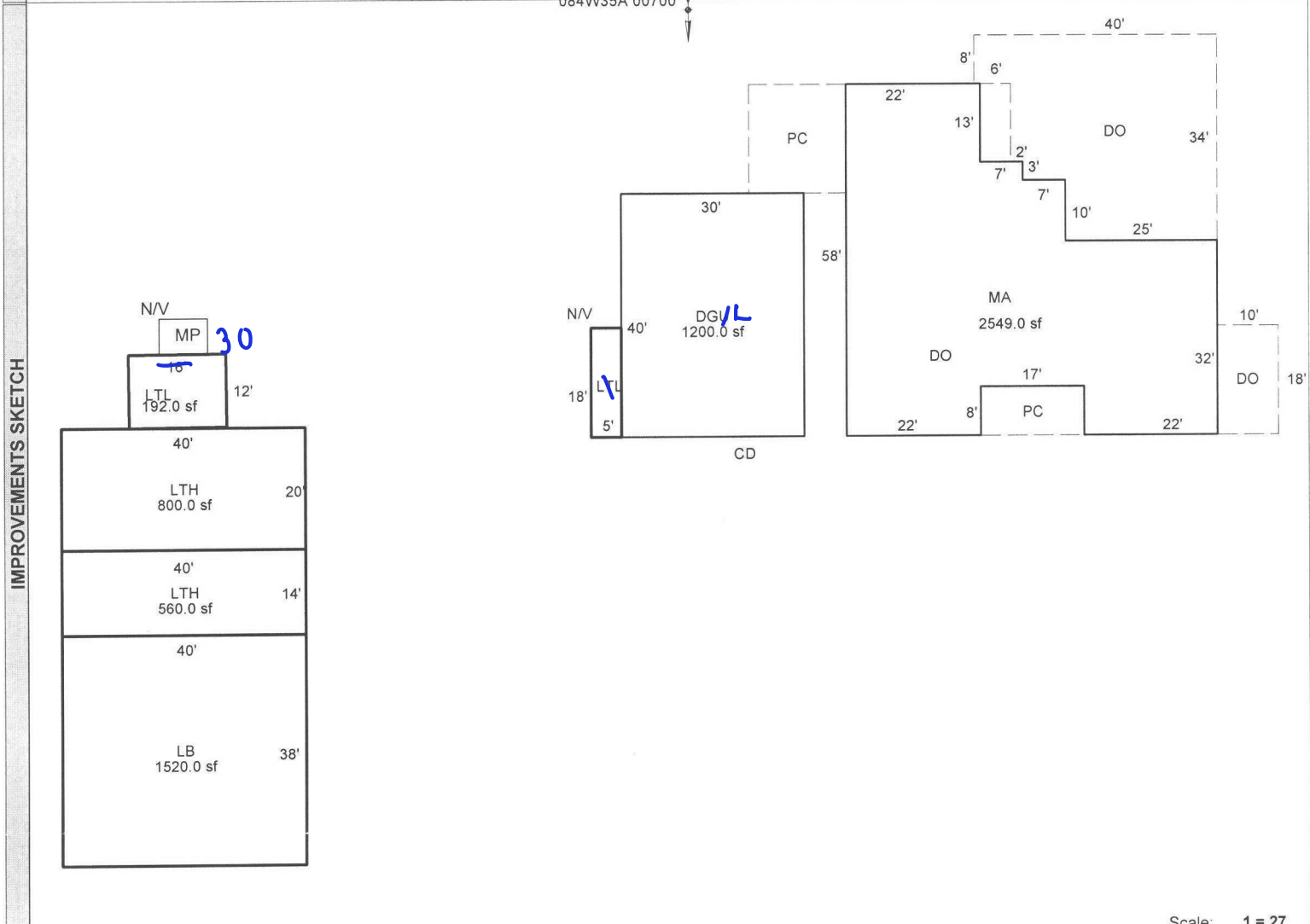
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W35A 00700

File No R33794

SUBJECT	Property Address <b>5086 Riverside Rd S</b>	State <b>OR</b>	Zip <b>97306</b>
	City <b>Salem</b>		
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 27

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	MA	1.00	2549.0	254.0	2549.0
	GBA1	LTL	1.00	90.0	46.0	
		LB	1.00	1520.0	156.0	
		LTH	1.00	560.0	108.0	
		LTH	1.00	800.0	120.0	
		LTL	1.00	192.0	56.0	3162.0
	GAR	DGU	1.00	1200.0	140.0	1200.0
	P/P	DO	1.00	1108.0	148.0	
	PC	1.00	136.0	50.0		
	DO	1.00	180.0	56.0		
	PC	1.00	288.0	68.0	1712.0	
	Net LIVABLE Area (rounded w/ factors)					2549
	Net BUILDING Area (rounded w/ factors)					3162

Comment Table 1	
Apex 6/18/2012 Jane	
Comment Table 2	Comment Table 3
GAR 4/7/25	S.V L4