

Acct ID: 519840 MTL: 063W24C000700 Date: **1/28/25** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551  
 Situs: 7720 RIVER RD NE KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 52707 Year: 2025

Last Date Appraised: 06/21/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y N** Tag info:

Owner: ALICE P JOHNSON TR Roll Type: R  
 Cycle Tag **Sales Verification** Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 538809  
 RMV Land: 502810 RMV Imp: 692672 RMV Total: 1195482 MAV: 496940 MSAV: 41869 SAV: 286295  
 Comment: LEVEL 4 6.21.21 WV06

MLS: 821347  
 DOM: 62  
 SALE CODE: 30

Update inv

**Notations**

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

**OSDs**

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

Farm: Horses livestock training

**Land**

Site: 1	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 32170	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 2009 / 100210					
Site: 2	Code Area: 01410	Size: 11.37 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2B1	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 420640	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	Liability year - 1980 / 100210					

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 01410	Stat Class: 151 -	Year Blt: 1971	Eff Year Blt: 1985	Sq.Ft: 3519	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 555720
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<b>±/0</b>

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5 -	Finished	3519	3	FB-3/ HB-1	1971	1985	FP - 2, ROOF, HVAC+, KIT, BTH - 1, BATH - 3	Y N
Garage Attached	5	Finished	672	0	0	1971	1985	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	480	1985	1264	1	Y N
DECK	5	144	1985	2566	1	Y N
PATIO	5	180	1985	802	1	Y N
PATIO	5	252	1985	1123	1	Y N
ROOF EXTENSION OR PATIO COVER	5	144	1985	3383	1	Y N
ROOF EXTENSION OR PATIO COVER	5	252	1985	5919	1	Y N

Avg VI

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 01410	Stat Class: 341	Year Blt: 1979	Eff Year Blt: 1987	Sq.Ft: 196	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 14x14	RMV: 1390
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	5	Finished	196	0	0	1979	1987	FAIR	Y N

**Accessories**

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

Bldg: 3	Code Area: 01410	Stat Class: 351	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 1494	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions:	RMV: 7730
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	
General Purpose Bldg	5	Finished	1494	0	0	1986	1986	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: 351 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 960 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 4420  
 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	
General Purpose Bldg	5	Finished	960	0	0	1984	1984	FAIR	Exception: Y N

**Accessories**

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

Bldg: 5 Code Area: 01410 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1800 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 60x30 RMV: 5320  
 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	
Machine Shed	5	Finished	1800	0	0	1984	1984	FAIR	Exception: Y N

**Accessories**

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

Bldg: 6 Code Area: 01410 Stat Class: 316 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 11280 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 120x94 RMV: 91430  
 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	
Horse Arena	5	Finished	11280	0	0	1998	1998	FAIR	Exception: Y N

*1 Avg*

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
CONCRETE DRIVEWAY	5	2160	1998	4666	1

Bldg: 7 Code Area: 01410 Stat Class: 357 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1352 % Complete: 100  
 Desc: Frost Control Dimensions: 52x26 RMV: 3822  
 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	
Frost Control	4	Finished	1352	0	0	2018	2018		Exception: Y N

**Accessories**

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

Bldg: 8 Code Area: 01410 Stat Class: 354 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 576 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 560  
 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	5	Finished	576	0	0	1986	1986		Exception: Y N

**Accessories**

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

Bldg: 9 Code Area: 01410 Stat Class: 354 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 240 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 190  
 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	5	Finished	240	0	0	1984	1984	Exception: Y N

**Accessories**

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

Bldg: 10 Code Area: 01410 Stat Class: 351 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2100 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: RMV: 19340  
 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
General Purpose Bldg	5	Finished	2100	0	0	2000	2000	Avgg Exception: Y N

**Accessories**

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

Bldg: 11 Code Area: 01410 Stat Class: 353 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 144 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 1210  
 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
Machine Shed	5	Finished	144	0	0	1998	1998	Fair Exception: Y N

**Accessories**

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

Bldg: 12 Code Area: 01410 Stat Class: 353 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 504 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 1540  
 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
Machine Shed	5	Finished	504	0	0	1984	1984	Fair Exception: Y N

**Accessories**

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

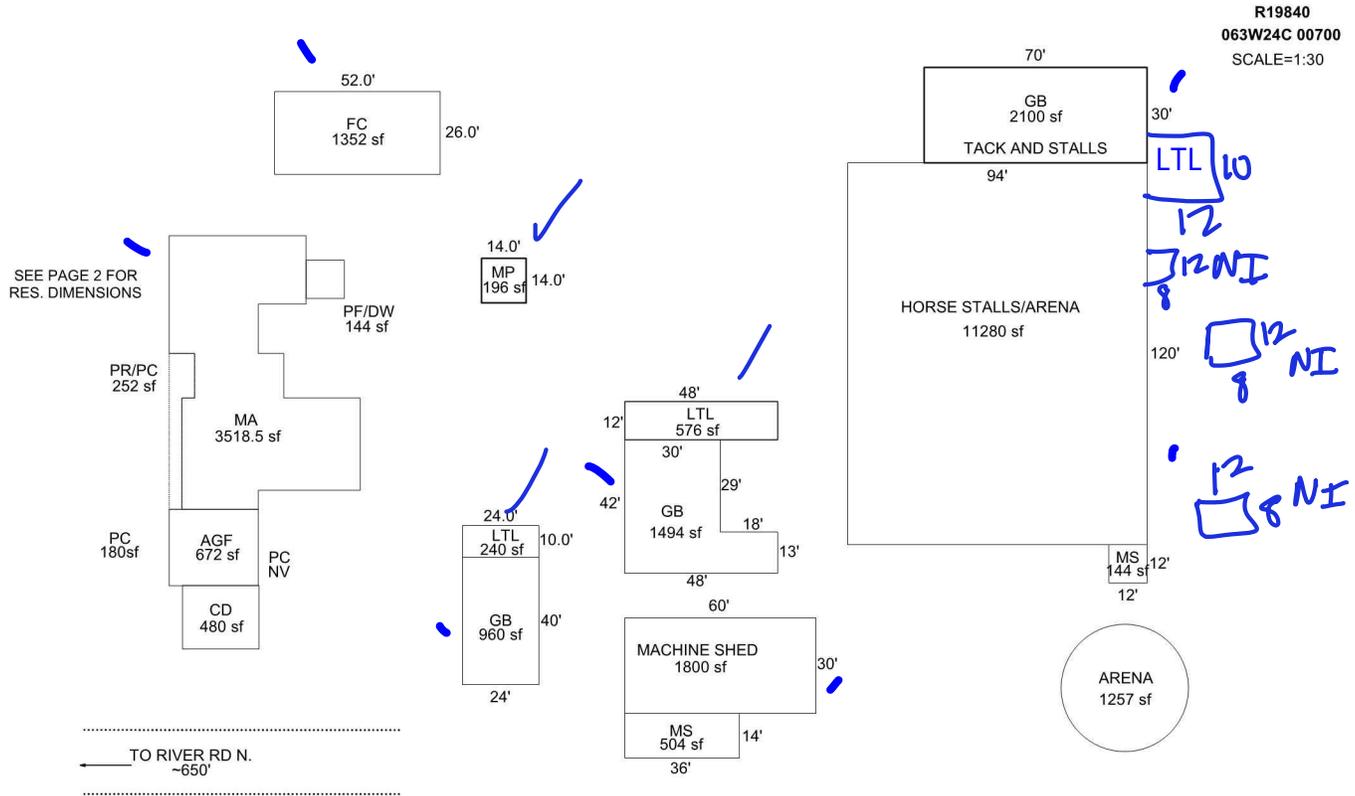
LTL 12X10 EYB-2021 New [00]. Exception,

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19840 Parcel No.: 063W24C 00700  
 Property Address: 7720 RIVER RD N  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



R19840  
063W24C 00700  
SCALE=1:30

Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LTL	1.0	240.0	68.0	
	PF/DW	1.0	144.0	48.0	
	FC	1.0	1352.0	156.0	
	GB	1.0	2100.0	200.0	
	MS	1.0	504.0	100.0	
	MS	1.0	144.0	48.0	
	MP	1.0	196.0	56.0	
	CD	1.0	480.0	88.0	5160.0
GLA1	MA	1.0	3518.5	330.0	3518.5
GAR	AGF	1.0	672.0	104.0	672.0
OTH	GB	1.0	960.0	128.0	
	I9-HORSE STALLS	1.0	11280.0	428.0	
	LTL	1.0	576.0	120.0	
	GB	1.0	1494.0	180.0	
	MACHINE SHED	1.0	1800.0	180.0	16110.0
P/P	PR/PC	1.0	252.0	114.0	252.0
	Net LIVABLE	cnt	1 (rounded)		3,519
	Net BUILDING	cnt	8 (rounded)		5,160

### COMMENT TABLE 1

APEX BY JH 12-13-07  
 UPD BY PHU 06.25.20  
 UPDATED BY CJURAN 06/21/2021

1.28.25 GRH L4 SV

### COMMENT TABLE 2

06.10.20 NM #35:  
 #06 WV 06/21/2021

### COMMENT TABLE 3

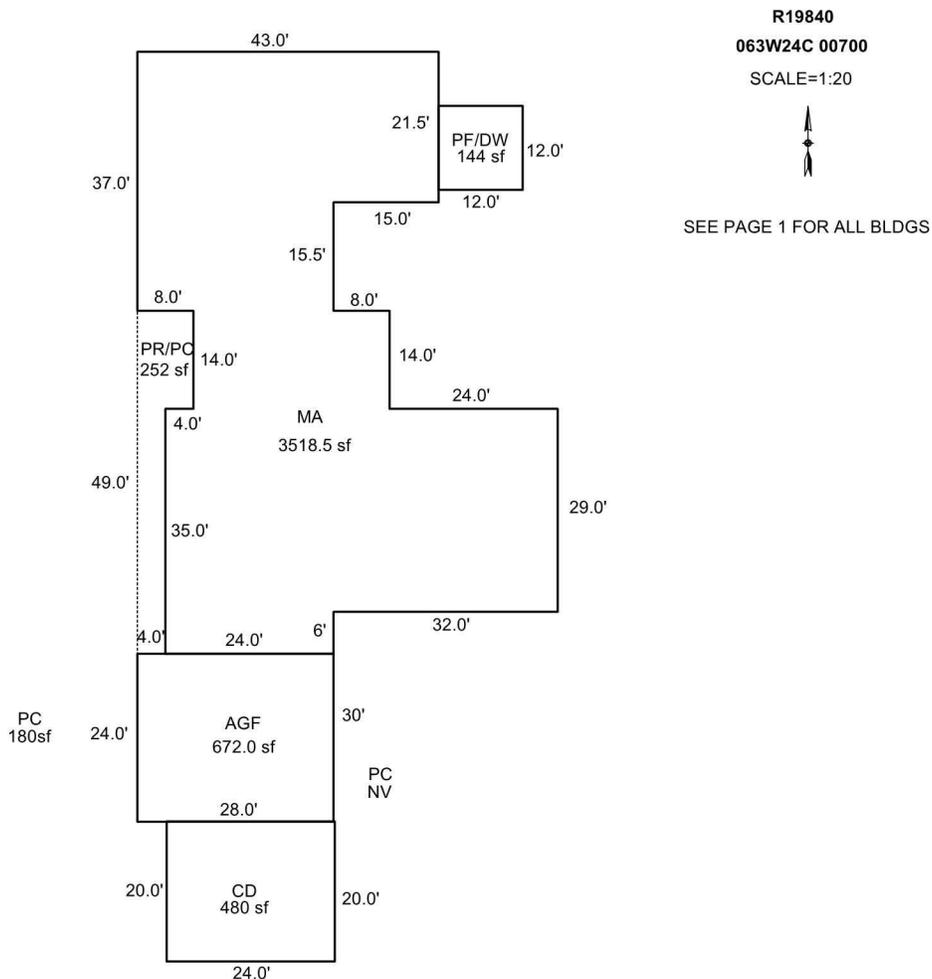
CYCLE L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19840 Parcel No.: 063W24C 00700  
 Property Address: 7720 RIVER RD N  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	CD	1.0	480.0	88.0	
	PF/DW	1.0	144.0	48.0	624.0
GLA1	MA	1.0	3518.5	330.0	3518.5
GAR	AGF	1.0	672.0	104.0	672.0
P/P	PR/PC	1.0	252.0	114.0	252.0

### COMMENT TABLE 1

APEX BY JH 12-13-07  
 UPD BY PHU 06.25.20  
 UPDATED BY CJURAN 06/21/2021

### COMMENT TABLE 2

06.10.20 NM #35:  
 #06 WV 06/21/2021

### COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 1 (rounded) 3,519  
 Net BUILDING cnt 2 (rounded) 624