

Acct ID: 519829 MTL: 063W24C001900 Date: **9/26/24** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 1928 OAK TREE LN NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 49829 Year: 2024

Last Date Appraised: 09/24/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **N** Tag info:

Owner: OTTO, MARLIN R & OTTO, GINA M Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 261710  
 RMV Land: 247590 RMV Imp: 257470 RMV Total: 505060 MAV: 261710 MSAV: 0 SAV: 0  
 Comment: **C**

**Notations**

No notation data available.

**Update inv**

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	01410	0

**Land**

Site: 1 Code Area: 01410 Size: 2.41 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 202590 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 08-09 CYCLE WORK. OWNER STATES AN AREA ALONG THE CREEK IS UNUSEABLE DURING THE WET MONTHS AS THE CITY OF KEIZER USES HIS PROPERTY AS A STORM DRAIN DRAINAGE ONTO HIS PROPERTY. #19 IS NOT CHANGING VALUES AS IT DEPENDS ON WHO THE OWNER IS AND HOW THE PROPERTY IS LOOKED AT, THE AREA IN QUESTION COULD BE WETLANDS OR WILDLIFE AREA./06-07: RECALC SETUP;#10 10-20-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 143 Year Blt: 1945 Eff Year Blt: 1980 Sq.Ft: 1422 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 236500  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **±/0**

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1422	3	FB-2	1945	1980	BATH - 2, KIT-, BATH+, ROOF, HVAC, FP - 1	Y N
Basement	4	Unfinished	774	0	0	1945	1980		Y N

**Accessories**

**IIY Average**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	3600	2017	18476	1	Y N
DECK	4	180	1980	3128	1	Y N
PATIO	4	84	1980	365	1	Y N
PATIO	4	182	1980	791	1	Y N
ROOF EXTENSION OR PATIO COVER	4	72	1980	1650	1	Y N
ROOF EXTENSION OR PATIO COVER	4	84	1980	1924	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 1946 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 20970  
 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
Garage Detached	3	Unfinished	308	0	0	1946	1980	ROOF	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 01410 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 42 % Complete: 100

Desc: Accessory Improvements & Misc. Dimensions: 7x6 RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 **N/c**

**Floors delete under 100sq.ft**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Pump House	0	Finished	42	0	0	0	0		Y N

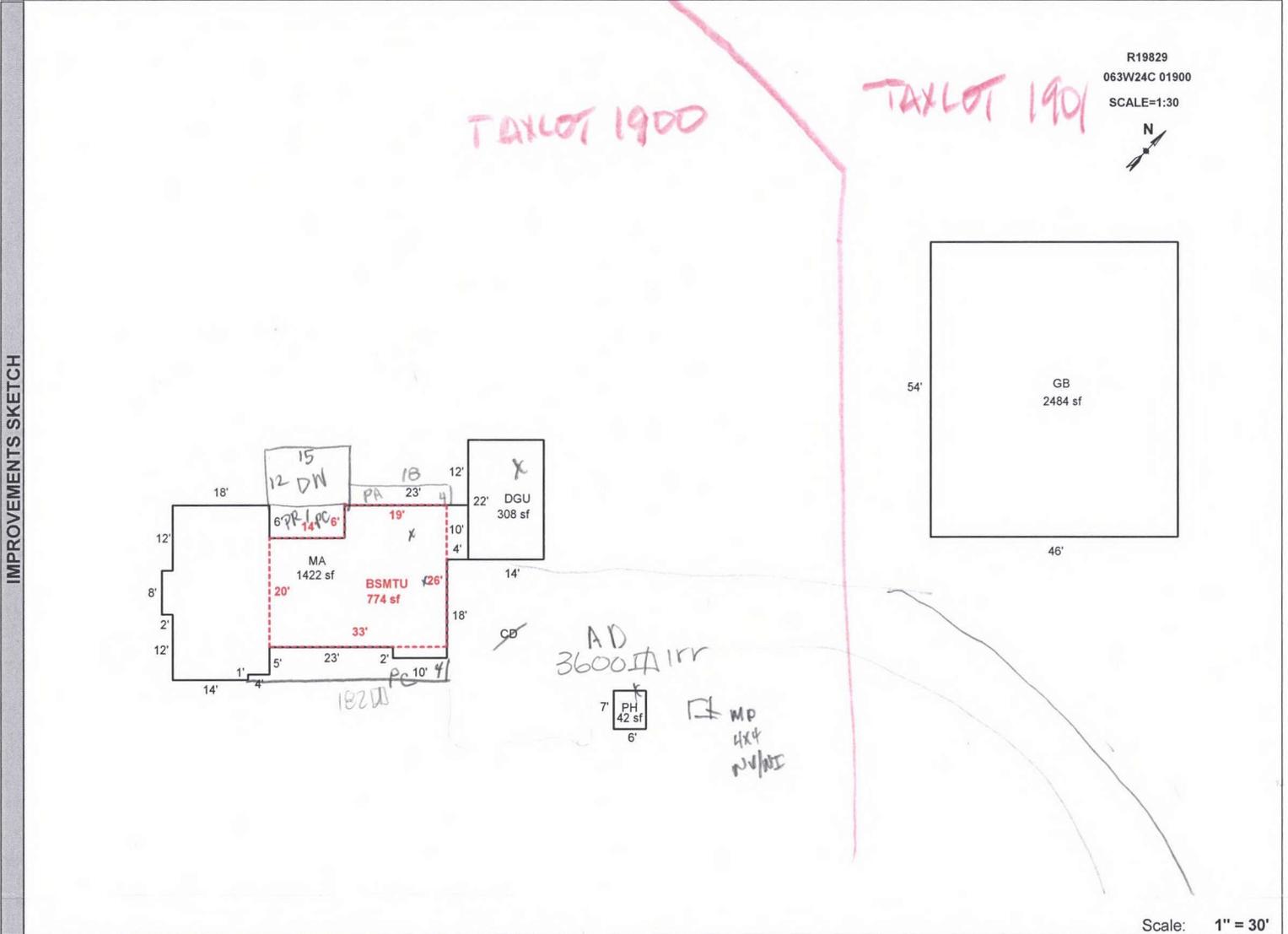
**Accessories**

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34C 01900

File No R19829

SUBJECT	Property Address <b>7545 RIVER RD NE</b>	City <b>SALEM</b>	County <b>MARION</b>	State <b>OR</b>	Zip <b>97303</b>
	Owner				
	Client				
	Appraiser Name				



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 8/24/17 UPDATED BY JRONDEMA 3/14/18  <table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%; text-align: center;">Comment Table 2</td> <td style="width: 50%; text-align: center;">Comment Table 3</td> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		Comment Table 2	Comment Table 3		
	Comment Table 2	Comment Table 3										
	GLA1	MA	1.00	1422	194	1422						
GBA1	PH	1.00	42	26								
	GB	1.00	2484	200	2526							
BSMT	BSMTU	1.00	774	118	774							
GAR	DGU	1.00	308	72	308							
	Net LIVABLE Area		(rounded w/ factors)		1422							
	Net BUILDING Area		(rounded w/ factors)		2526							