

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: **GPH** Print Date: \_\_\_\_\_

Acct ID: 519838 MTL: 063W24C002001 Date: **4/22/25** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401  
Situs: 2044 COLEMAN WAY NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52705 Year: 2024

Last Date Appraised: 02/15/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:  
Owner: AKERMAN, JOSHUA M & AKERMAN, LORENA M Roll Type: R

Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 LCB TTO INSP AV: 385840  
RMV Land: 306000 RMV Imp: 378750 RMV Total: 684750 MAV: **385840** MSAV: 0 SAV: 0

Comment: \_\_\_\_\_

UPDATE INV

Notations

No notation data available.

OSDs

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

Land

Site: 2 Code Area: 01410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 73520 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 100210

Site: 3 Code Area: 01410 Size: 2.55 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural at MKT Description: TWO BENCH DRY RMV: 187480 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 100210

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 01410 Stat Class: 143 Year Blt: 1966 Eff Year Blt: 1966 Sq.Ft: 2904 % Complete: 100  
 Desc: One Story with basement Dimensions: RMV: 343620  
 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
First Floor	4	Finished	1452	2	FB-2	1966	1966	KIT, ROOF+, FP - 2, HVAC, BATH - 2	Y N
Basement	4	Finished	1452	0	FB-1	1966	1966	BATH - 1, HVAC	Y N
Garage Attached	4	Finished	380	0	0	1966	1966	ROOF+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1966	20088	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 9480  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	4000	1980	9480	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 01410 Stat Class: 341 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 760  
 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	120	0	0	1984	1984	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 01410 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 2016 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 56x36 RMV: 11600  
 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: Y N
Machine Shed	6	Finished	2016	0	0	1989	1989	FAIR	

**Accessories**

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

Bldg: 5 Code Area: 01410 Stat Class: 351 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 864 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 7890  
 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: Y N
General Purpose Bldg	6	Finished	864	0	0	1989	1989	FAIR	

**Accessories**

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

Bldg: 6 Code Area: 01410 Stat Class: 353 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 336 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 24x14 RMV: 1250 I/O  
 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: Y N
Machine Shed	4	Finished	336	0	0	1989	1989	FAIR	

**Accessories**

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

Bldg: 7 Code Area: 01410 Stat Class: 341 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 144 % Complete: 100 I/O  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 850  
 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: Y N
Multi-Purpose Bldg	4	Finished	144	0	0	1987	1987	FAIR	

**Accessories**

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

Bldg: 8 Code Area: 01410 Stat Class: 355 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 720 % Complete: 100  
 Desc: Lean-to Heavy (LTH) Dimensions: 48x15 RMV: 3300  
 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: Y N
Lean-to Heavy Duty	4	Finished	720	0	0	2007	2007		

**Accessories**

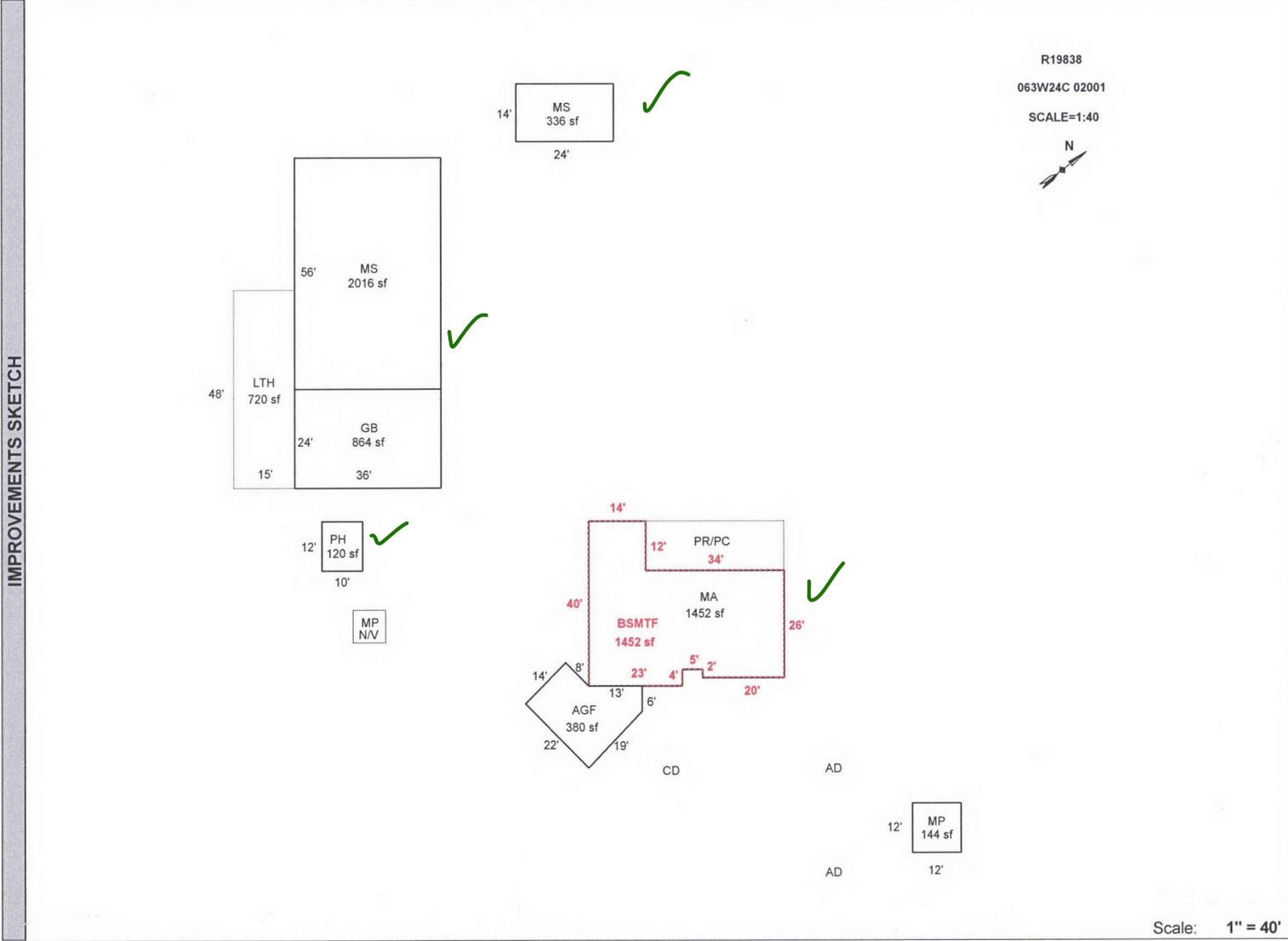
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 02001

File No R19838

SUBJECT	Property Address 7745 RIVER RD NE
	City SALEM County MARION State OR Zip 97303
	Owner
	Client
	Appraiser Name



AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY JRONDEMA 2/16/17	
GLA1	MA	1.00	1452	180	1452		
GLA0	BSMTF	1.00	1452	180	1452		
GBA1	MS	1.00	2016	184			
	GB	1.00	864	120			
	LTH	1.00	720	126			
	MS	1.00	336	76			
	PH	1.00	120	44			
GAR	MP	1.00	144	48	4200		
	AGF	1.00	380	82	380		
	Net LIVABLE Area (rounded w/ factors) 2904 Net BUILDING Area (rounded w/ factors) 4200						

Comment Table 2 <i>JR 2/15/17</i>	Comment Table 3
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