

Acct ID: 519841 MTL: 063W24C002300 Date: **4/22/25** Appr: **GRAH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 7759 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52708 Year: 2024

Last Date Appraised: 08/22/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y **N** Tag info:

Owner: TORAN, ZINA Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 213480  
 RMV Land: 193740 RMV Imp: 153160 RMV Total: 346900 MAV: **213480** MSAV: 0 SAV: 0  
 Comment:

**Notations** UPDATE INV

No notation data available.

**OSDs**

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

**Land**

Site: 1 Code Area: 01410 Size: 1.13 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **2BD** Value Source: Rural at MKT Description: RMV: 148740 Exception: Y N  
 Adjustment(s): **GSOIL** Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#10 10-20-05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 131 Year Blt: 1910 Eff Year Blt: 1967 Sq.Ft: 1176 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 102660  
 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	3	Finished	1176	2	FB-1	1910	1967	BATH - 1, KIT-, ROOF, HVAC	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	3	400	1967	1584	1	Y N
ROOF EXTENSION OR PATIO COVER	3	96	1967	2004	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 1940 Eff Year Blt: 1940 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 33850  
 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
Garage Detached	3	Unfinished	768	0	0	1940	1940	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	480	1998	1373	1	Y N

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 01410 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1120 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x28 RMV: 12070  
 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
General Purpose Bldg	5	Finished	1120	0	0	1998	1998	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: 341 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 360 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x20 RMV: 2180  
 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
Multi-Purpose Bldg	4	Finished	360	0	0	1988	1988	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: 355    Year Blt: 1988    Eff Year Blt: 1988    Sq.Ft: 520    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions:    RMV: 1050  
 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 Heavy Duty	4	Finished	520	0	0	1988	1988	

Exception: Y N

**Accessories**

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

Bldg: 6    Code Area: 01410    Stat Class: 355    Year Blt: 1998    Eff Year Blt: 1998    Sq.Ft: 400    % Complete: 100  
 Desc: Lean-to Heavy (LTH)    Dimensions:    RMV: 1350  
 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 Heavy Duty	5	Finished	400	0	0	1998	1998	

Exception: Y N

**Accessories**

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

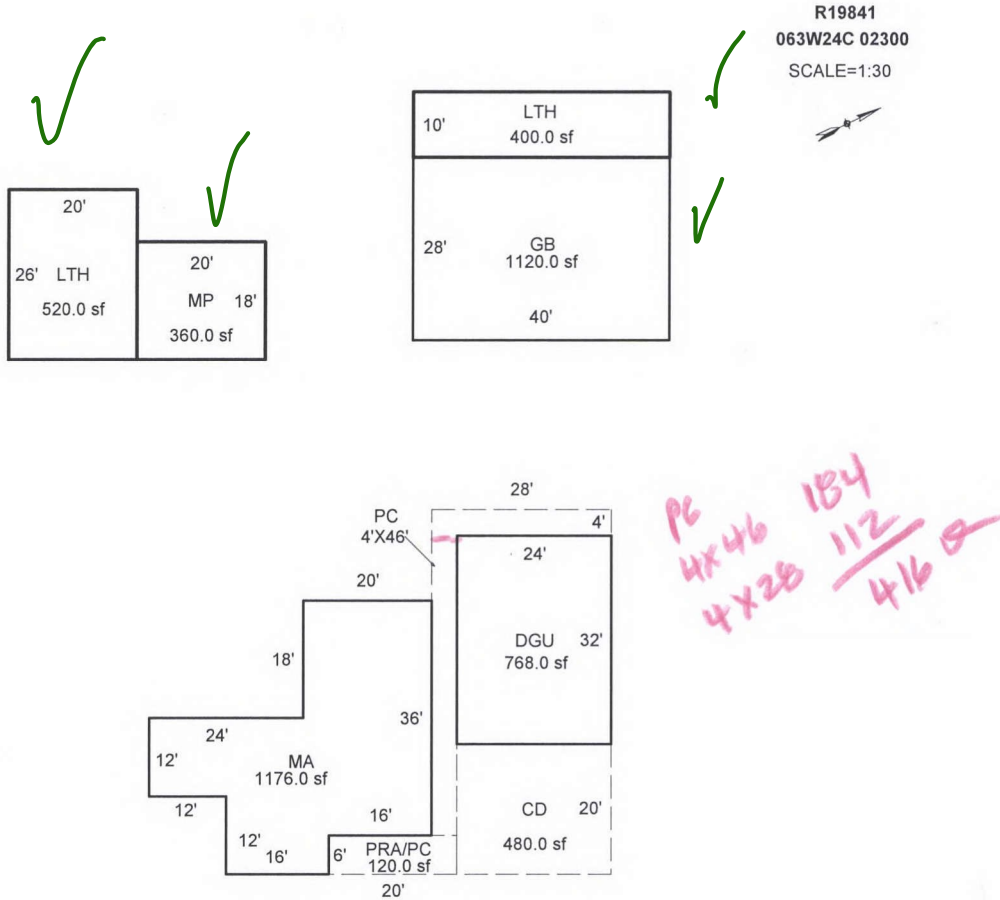
# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 02300

File No R19841

SUBJECT	Property Address 7759 RIVER RD NE		
	City SALEM	County MARION	State OR Zip 97303
	Owner		
	Client		
	Appraiser Name		

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1176.00	172.0	1176.00
GBA1	GB	1.00	1120.00	136.0	
	LTH	1.00	400.00	100.0	2400.00
	LTH	1.00	520.00	92.0	
	MP	1.00	360.00	76.0	
	MP	1.00	360.00	76.0	
GAR	DGU	1.00	768.00	112.0	768.00
YI1	PC	1.00	416.00	200.0	1016.00
	PRA/PC	1.00	120.00	52.0	
	CD	1.00	480.00	88.0	
Net LIVABLE Area		(rounded w/ factors)			1176
Net BUILDING Area		(rounded w/ factors)			2400

Comment Table 1	
DRAWN BY JRONDEMA 10/18/17 UPD BY PH 09.26.19	
Comment Table 2	Comment Table 3
08.22.19 CL #10	CYCLE