

Acct ID: 519917 MTL: 063W24AC01800 Date: **5/11/25** Appr: **GPH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 8135 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 56866 Year: 2024

Last Date Appraised: 01/29/2013 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y N** Tag info:

Owner: GARCIA, SERVANDO Roll Type: R

Cycle **1** Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2 3 4** LCB TTO INSP AV: 917480

RMV Land: 244470 RMV Imp: 1020590 RMV Total: 1265060 MAV: 917480 MSAV: 0 SAV: 0

Comment: **L2 LCB no call back 2024**

**Add LTR & MS UPDATE INV**

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <b>GOOD LANDSCAPE I/O</b>	45000	01410	0

**Land**

Site: 1 Code Area: 01410 Size: 2.32 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: **2RD** Value Source: Rural at MKT Description: RMV: 199470 Exception: Y N  
 Adjustment(s): **GSOIL** Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/17/05

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 01410 Stat Class: 108 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 32170  
 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

No floor data available

**Accessories**

**move to MA L62 part of YI**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	11760	2006	27048	1	Y N
ROOF EXTENSION OR PATIO COVER	1	192	2006	5123	1	Y N

Bldg: 4 Code Area: 01410 Stat Class: 162 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 4975 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 876470  
 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	6	Finished	2732	2	FB-2	2009	2009	BATH - 2, KIT-, ROOF, FP - 1, HVAC+	Y N
Second Floor	6	Finished	2243	2	FB-2/ HB-1	2009	2009	BATH - 2, HVAC+, BTH - 1	Y N
Garage Attached	6	Finished	744	0	0	2009	2009	ROOF	Y N

**Accessories**

**YI 6 Good.**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
PATIO	6	4210	2009	21534	1	Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 01410 Stat Class: 351 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: **1232** % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: RMV: 5680  
 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	1318	0	0	1981	1981	<b>1 Aug</b> FMR	Y N

**Accessories**

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

Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3840 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 96x40 RMV: 106270

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	5	Finished	3840	0	FB-1	2005	2005	EXCLT, AVG, BATH - 3	Exception: Y N
GP Building Attic	5	Finished	960	0	FB-1	2006	2006	BATH - 1	Exception: Y N

**Accessories**

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

ACCOUNT # 519917 DATE: 5/1/12 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GAH TAG Y (N)  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE LTL  
 STAT / CLASS \_\_\_\_\_  
 SIZE 1980 SQ.FT  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2010  
 % COMP 100  
 EXCEPT Y (N)  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
missed during 2013 appraisal

TYPE LTL  
 STAT / CLASS \_\_\_\_\_  
 SIZE 192  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR 2005  
 % COMP \_\_\_\_\_  
 EXCEPT Y (N)  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE MS  
 STAT / CLASS 321/5  
 SIZE 20X60  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2014  
 EFF YR 2014  
 % COMP 100  
 EXCEPT Y (N)  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_  
3 walls open front

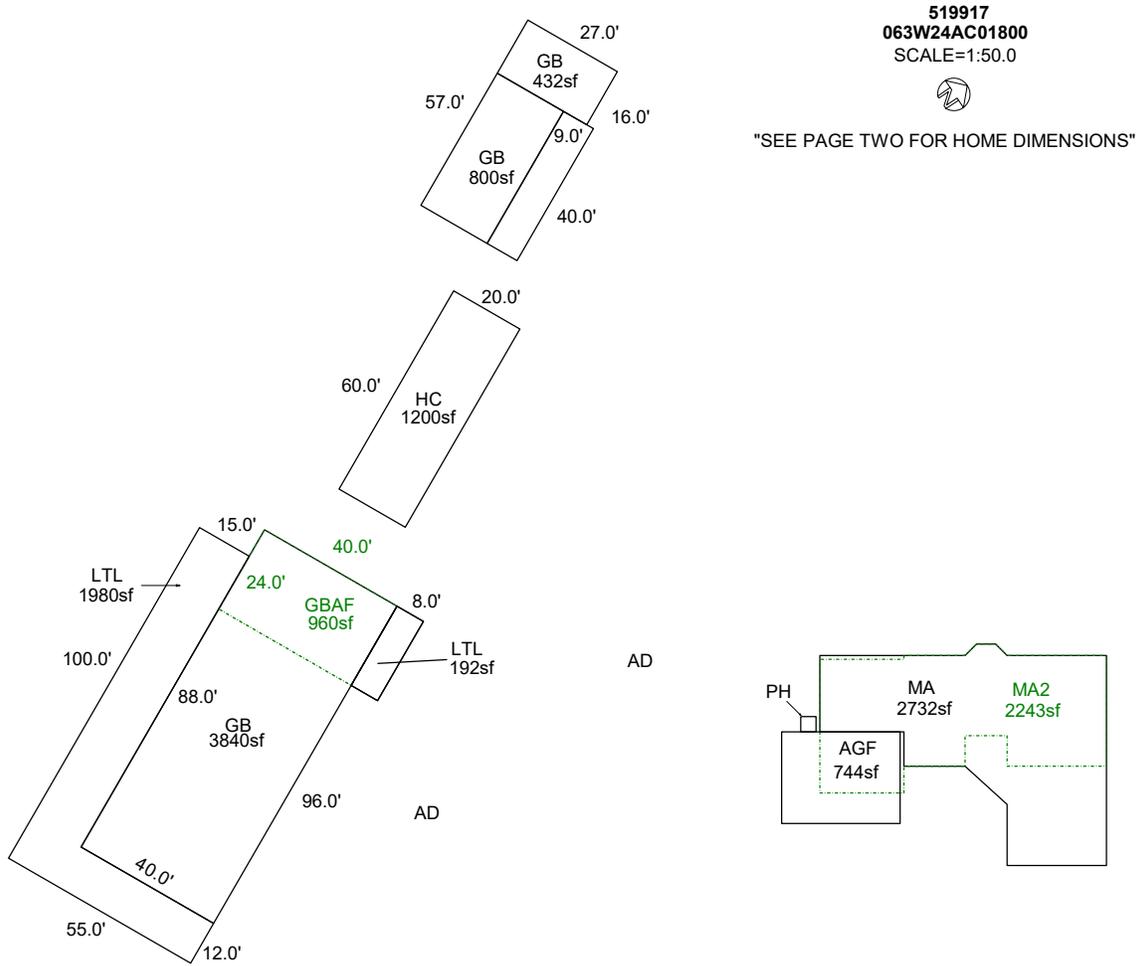
TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519917 Parcel No.: 063W24AC01800  
 Property Address: 8135 RIVER RD N  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	3840.0	272.0	
	GB	1.0	800.0	120.0	
	GB	1.0	432.0	86.0	
	GB	1.0	360.0	98.0	
	LTL	1.0	192.0	64.0	
	LTL	1.0	1980.0	310.0	
	HC	1.0	1200.0	160.0	8804.0
GBA2	GBAF	1.0	960.0	128.0	960.0
GLA1	MA	1.0	2732.0	256.4	2732.0
GLA2	MA2	1.0	2243.0	240.5	2243.0
GAR	AGF	1.0	744.0	110.0	744.0
P/P	LTL	1.0	192.0	64.0	192.0
	Net LIVABLE	cnt	0 (rounded)		4,975
	Net BUILDING	cnt	8 (rounded)		9,764

### COMMENT TABLE 1

DRAWN BY NC 11/20/2008  
 UPDATED BY SH 1-25-10 (ADJUSTED MA/MA2)  
 UPDATED BY CLOBERG 05/21/25

### COMMENT TABLE 2

GRH 05/01/25

### COMMENT TABLE 3

CYCLE L3

# SKETCH/AREA TABLE ADDENDUM

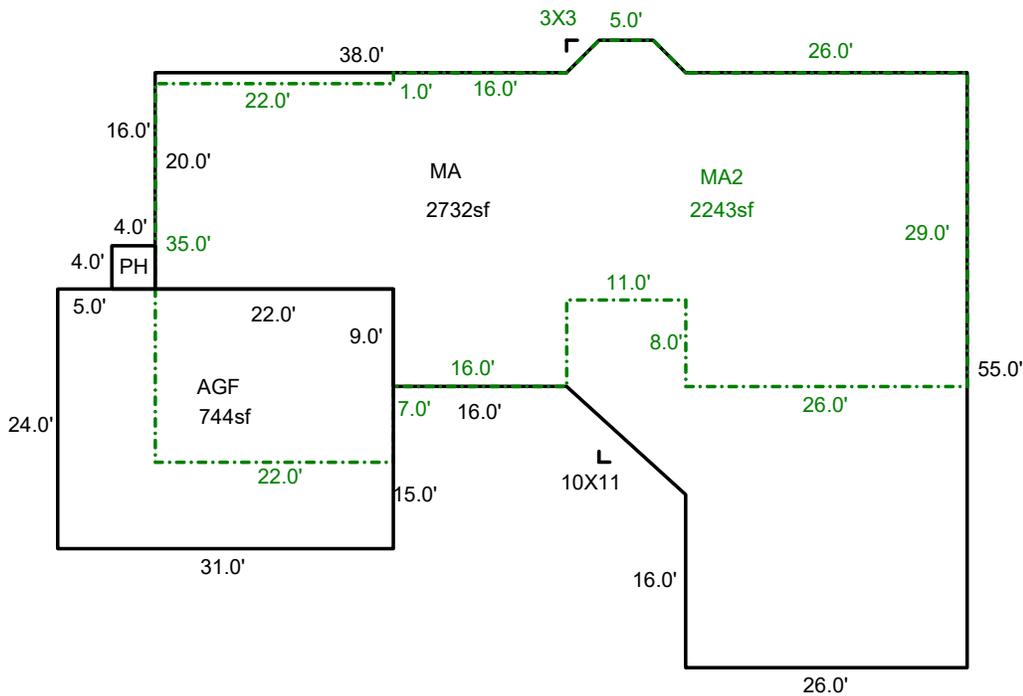
## SUBJECT INFO

File No.: 519917 Parcel No.: 063W24AC01800  
 Property Address: 8135 RIVER RD N  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**519917**  
**063W24AC01800**

"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2732.0	256.4	2732.0
GLA2	MA2	1.0	2243.0	240.5	2243.0
GAR	AGF	1.0	744.0	110.0	744.0

### COMMENT TABLE 1

DRAWN BY NC 11/20/2008  
 UPDATED BY SH 1-25-10 (ADJUSTED MA/MA2)  
 UPDATED BY CLOBERG 05/21/25

### COMMENT TABLE 2

GRH 05/01/25

### COMMENT TABLE 3

CYCLE L3

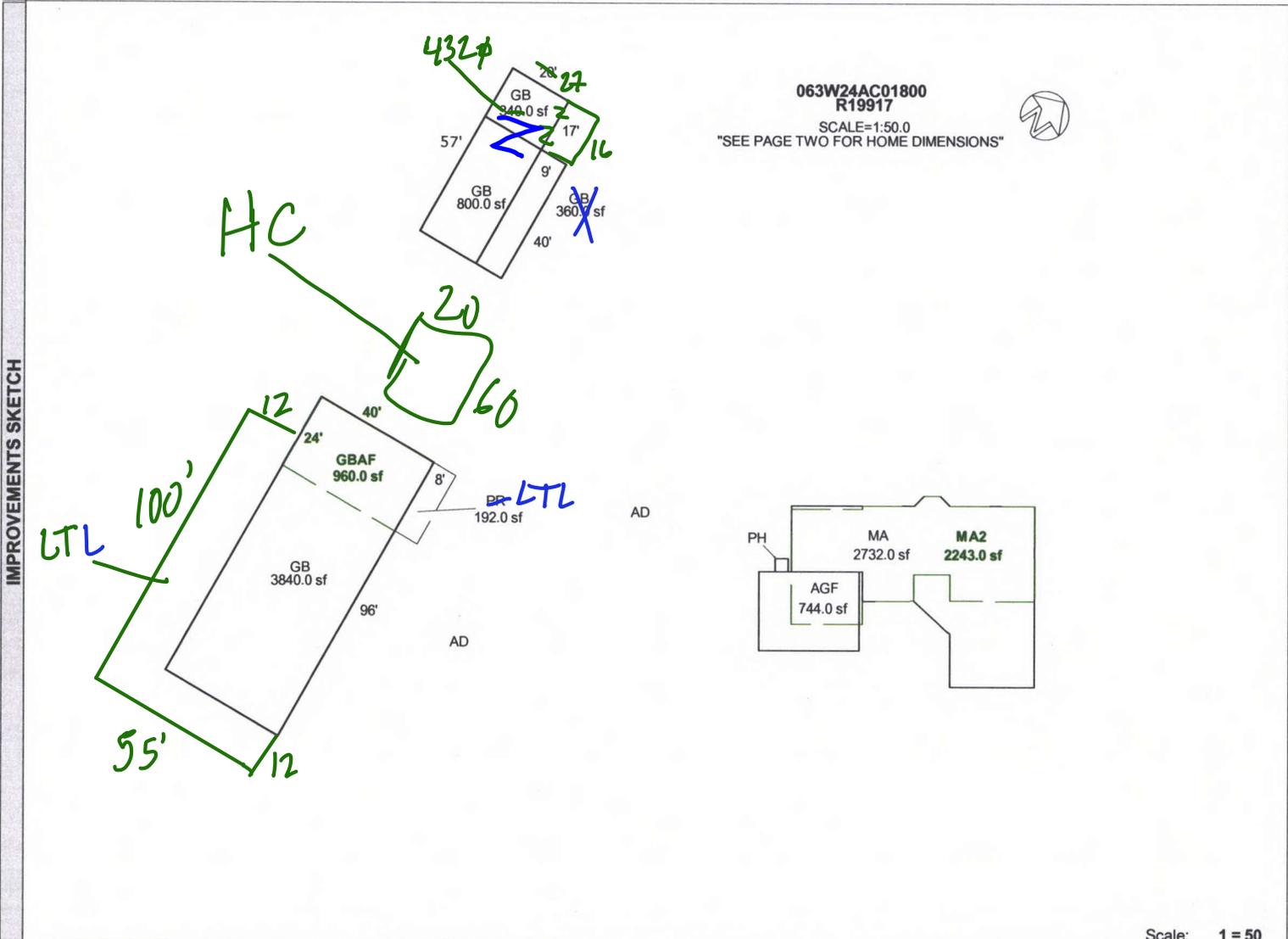
Net LIVABLE                      cnt                      0    (rounded)                      4,975

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24AC01800

File No R19917

SUBJECT	Property Address <b>8135 RIVER RD N</b>	State <b>OR</b>	Zip <b>97303</b>
	City <b>SALEM</b>	Owner	Client
	Appraiser Name		



Scale: 1 = 50

AREA CALCULATIONS SUMMARY						Comment Table 1					
Code	Description	Factor	Net Size	Perimeter	Net Totals						
GLA1	MA	1.00	2732.0	256.4	2732.0	DRAWN BY NC 11/20/2008 UPDATED BY SH 1-25-10 (ADJUSTED MA/MA2)					
GLA2	MA2	1.00	2243.0	240.5	2243.0						
GBA1	GB	1.00	3840.0	272.0	5340.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Comment Table 2</th> <th style="width: 50%;">Comment Table 3</th> </tr> <tr> <td style="text-align: center; vertical-align: top;"><i>GRH 5/1/25</i></td> <td style="text-align: center; vertical-align: top;"><i>Cycle L3</i></td> </tr> </table>		Comment Table 2	Comment Table 3	<i>GRH 5/1/25</i>	<i>Cycle L3</i>
	Comment Table 2	Comment Table 3									
	<i>GRH 5/1/25</i>	<i>Cycle L3</i>									
	GB	1.00	800.0	120.0							
GB	1.00	340.0	74.0								
GB	1.00	360.0	98.0								
GBA2	GBAF	1.00	960.0	128.0	960.0						
GAR	AGF	1.00	744.0	110.0	744.0						
P/P	PR	1.00	192.0	64.0	192.0						
Net LIVABLE Area (rounded w/ factors)					4975						
Net BUILDING Area (rounded w/ factors)					6300						

# SKETCH/AREA TABLE ADDENDUM

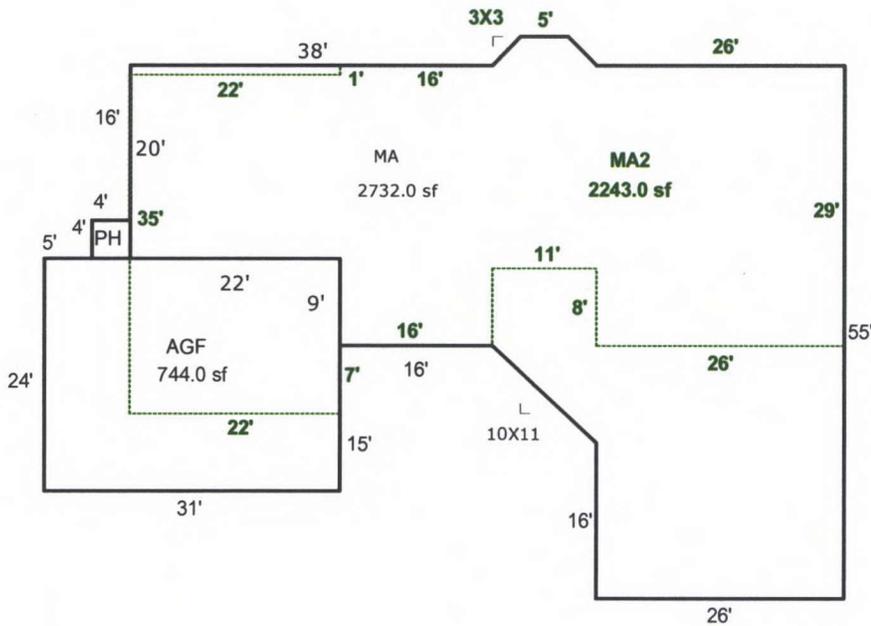
Parcel No 063W24AC01800

File No R19917

SUBJECT	Property Address 8135 RIVER RD N		
	City SALEM	State OR	Zip 97303
	Owner		
	Client		
	Appraiser Name		

063W24AC01800  
R19917  
"SEE PAGE ONE FOR ALL BUILDINGS"

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2732.0	256.4	2732.0
GLA2	MA2	1.00	2243.0	240.5	2243.0
GAR	AGF	1.00	744.0	110.0	744.0

### Comment Table 1

DRAWN BY NC 11/20/2008  
UPDATED BY SH 1-25-10 (ADJUSTED MA/MA2)

### Comment Table 2

### Comment Table 3

Net LIVABLE Area (rounded w/ factors) 4975