

Acct ID: 519858 MTL: 063W24C000200 Date: 6/3/25 Appr: GAH Prop Class: 451 RMV Prop Class: 451  
 Situs: 7970 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52725 Year: 2024

Last Date Appraised: 11/17/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: BRACAMONTE,RAMON & BRACAMONTE,BERNETTA J Roll Type: R

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

RMV Land: 184160 RMV Imp: 428320 RMV Total: 612480 MAV: 480710 MSAV: 0 SAV: 0

Comment: LEVEL 2 11.17.20 SR94//

*Update inv*

**Notations**

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: 0.96 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 20d Value Source: Rural Restrictive Description: RMV: 139160 Exception: Y N  
 Adjustment(s): g soil. Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 10, 10/20/05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 141 Year Blt: 1981 Eff Year Blt: 1981 Sq.Ft: 2397 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 272810  
 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      | 2397       | 3    | FB-2/<br>HB-1 | 1981   | 1981       | BTH - 1, KIT+, ROOF+, HVAC, FP - 2, BATH - 2 | Y N       |

**Accessories**

| Description                                 | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---|-------|-----------|------------|-------|----------|-----------|
| <del>ASPHALT DRIVEWAY</del> <i>HI 4 Avg</i> | 4     | 4720      | 2004       | 12886 | 1        | Y N       |
| <del>PATIO</del>                            | 4     | 32        | 1981       | 139   | 1        | Y N       |
| <del>PATIO</del>                            | 4     | 1160      | 1981       | 5040  | 1        | Y N       |

Bldg: 2 Code Area: 01410 Stat Class: 148 Year Blt: 1970 Eff Year Blt: 1981 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 46010  
 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 Attached | 4     | Finished      | 651        | 0    | 0     | 1970   | 1981       | ROOF+     | Y N       |

**Accessories**

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

~~Bldg: 4~~ Code Area: 01410 Stat Class: 108 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 0 % Complete: 100  
~~Desc: Residential Other Improvements~~ Dimensions: RMV: 25360  
~~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**

| Description                                       | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception |
|---|-------|-----------|------------|-------|----------|-----------|
| <del>PATIO</del>                                  | 1     | 544       | 1981       | 2364  | 1        | Y N       |
| SWIMMING POOL <i>move to MA accessories w/MAU</i> | 800   | 800       | 2007       | 23000 | 1        | Y N       |

Bldg: 5 Code Area: 01410 Stat Class: 138 Year Blt: 2019 Eff Year Blt: 2019 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 69050  
 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      |
|--|-------|---------------|------------|------|----------|--------|------------|----------------|
| Garage Oversized Detached                | 3     | Unfinished    | 1440       | 0    | 0        | 2019   | 2019       | Exception: Y N |
| <i>Finished 13/14 determined change.</i> |       |               |            |      |          |        |            |                |
| Accessories                              |       |               |            |      |          |        |            |                |
| Description                              | Class | Size SqFt     | Eff Yr Blt | RMV  | Quantity |        |            |                |
| No accessory data available              |       |               |            |      |          |        |            |                |

**Improvements - Accessory Buildings**

|                                     |                  |                 |                   |                    |               |                 |
|-------------------------------------|------------------|-----------------|-------------------|--------------------|---------------|-----------------|
| Bldg: 3                             | Code Area: 01410 | Stat Class: 351 | Year Blt: 2004    | Eff Year Blt: 2008 | Sq.Ft: 704    | % Complete: 100 |
| Desc: General Purpose Building (GB) |                  |                 | Dimensions: 22x32 |                    |               | RMV: 14870      |
| 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 | 6     | Finished      | 704        | 0    | FB-1/<br>HB-1 | 2004   | 2008       | BTH - 1, FAIR <i>1 Aug</i> Exception: Y N |

**Accessories**

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

|                           |                  |                 |              |                    |               |                 |
|---------------------------|------------------|-----------------|--------------|--------------------|---------------|-----------------|
| Bldg: 6                   | Code Area: 01410 | Stat Class: 354 | Year Blt:    | Eff Year Blt: 2004 | Sq.Ft: 88     | % Complete: 100 |
| Desc: Lean-to Light (LTL) |                  |                 | Dimensions:  |                    |               | RMV: 220        |
| 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 | 6     | Finished      | 88         | 0    | 0     | 0      | 2004       | Exception: Y N |

**Accessories**

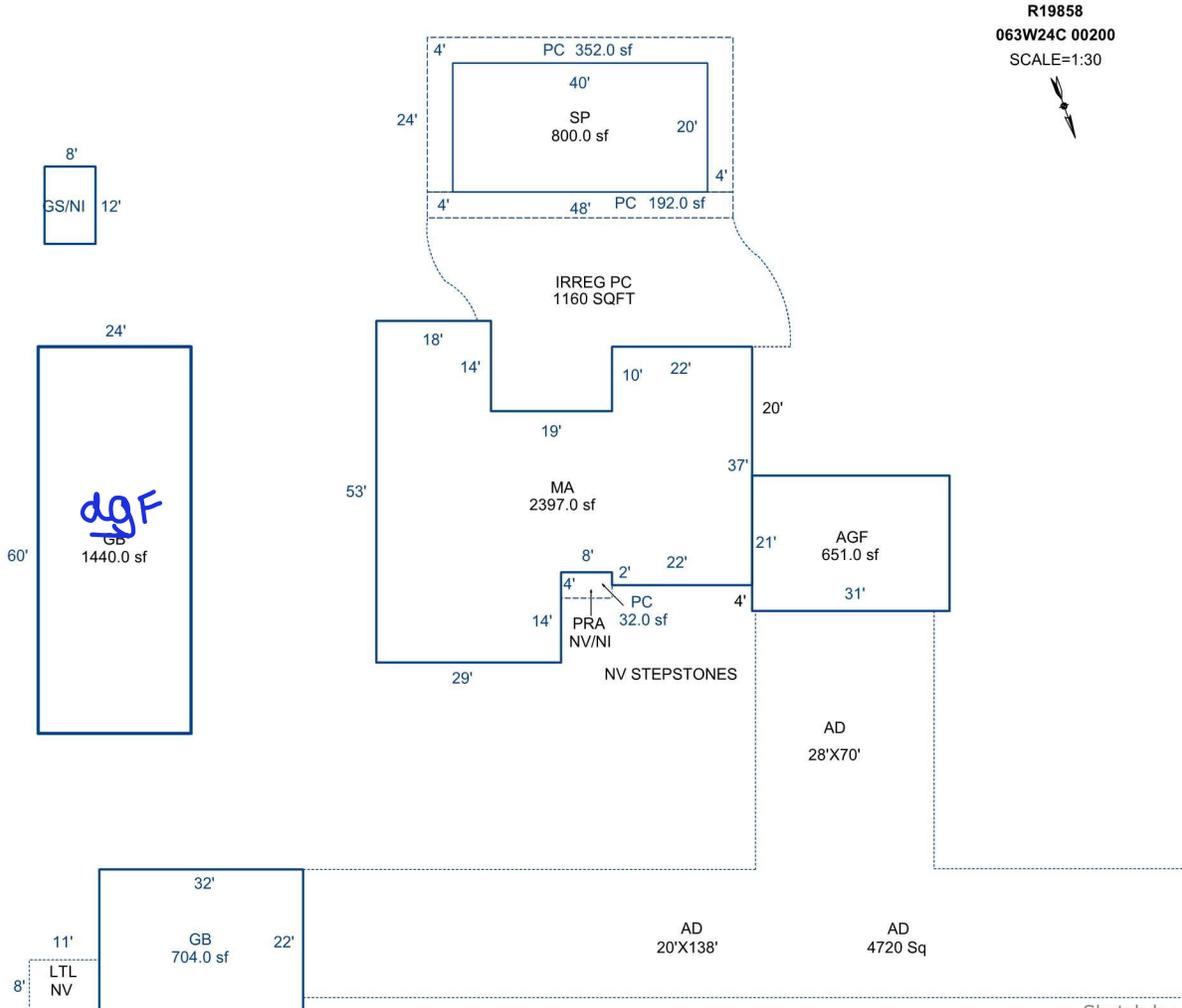
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: R19858 Parcel No.: 063W24C 00200  
 Property Address: 7970 RIVER RD NE  
 City: SALEM County: MARION 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 | GB           | 1.0    | 704.0       | 108.0     |            |
|      | LTL          | 1.0    | 88.0        | 38.0      |            |
|      | GB           | 1.0    | 1440.0      | 168.0     | 2232.0     |
| GLA1 | MA           | 1.0    | 2397.0      | 248.0     | 2397.0     |
| GAR  | AGF          | 1.0    | 651.0       | 104.0     | 651.0      |
| OTH  | SP           | 1.0    | 800.0       | 120.0     | 800.0      |
| YI1  | PC           | 1.0    | 32.0        | 24.0      |            |
|      | PC           | 1.0    | 352.0       | 184.0     |            |
|      | PC           | 1.0    | 192.0       | 104.0     | 576.0      |
|      | Net LIVABLE  | cnt    | 1 (rounded) |           | 2,397      |
|      | Net BUILDING | cnt    | 3 (rounded) |           | 2,232      |

### COMMENT TABLE 1

DRAWN BY JRONDEMA 10/18/17  
 UPD BY PH 09.17.19  
 UPD BY PH 12.30.19  
 UPDATED BY CJURAN 02/17/2021

### COMMENT TABLE 2

08.22.19 CL #10  
 NEW BLDG/BP 19-004617  
 SR #94 11/17/2020  
*GRH 6/3/25*

### COMMENT TABLE 3

TAGS  
*cycle L3*