

Acct ID: 531668 MTL: 083W07B002400 Date: 5/2/25 Appr: MLH Prop Class: 451 RMV Prop Class: 451
 Situs: 4209 RIVERDALE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 50947 Year: 2025

Last Date Appraised: 10/14/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: POLISHCHUK, VLADIMIR Roll Type: R
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 387280
 RMV Land: 275960 RMV Imp: 452950 RMV Total: 728910 MAV: 387280 MSAV: 0 SAV: 0
 Comment: LEVEL 4 10.14.20 MH31//

Notations

No notation data available.

update inventory

Input MLH 6/20/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR <u>Ad</u>	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.94 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural Restrictive S Description: TWO BENCH DRY SOUTH SPECIAL RMV: 235960 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

2000

Bldg: 1 Code Area: 92430 Stat Class: 142 + Year Blt: 1958 Eff Year Blt: 1947 Sq.Ft: 2543 % Complete: 100
 Desc: Multi Story above grade Dimensions: RMV: 398490
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4 +	Finished	1961	3	FB-2/ HB-1	1958	<u>1947</u>	ROOF, HVAC+, FP - 1, KIT-, BTH - 1, BATH - 2	Exception: Y N
Attic	4 +	Finished	582	0	0	2017	2017	<u>HVAC+</u>	Exception: Y N
Garage Attached	4	Finished	708	0	0	2017	2017	<u>Roof</u>	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	2700	1980	6318	1	Exception: Y N
DECK	4	210	2019	4528	1	Exception: Y N
GAZEBO	4	196	2005	3249	1	Exception: Y N
PATIO	4	100	2018	534	1	Exception: Y N
PATIO	4	189	2018	1008	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	100	2018	2813	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	189	2018	5317	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	210	2019	5968	1	Exception: Y N

*Change to 2, I
45*

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 301 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 150 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 15x10 RMV: 500
 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
Pump House	4	Finished	150	0	0	1989	1989	FAIR	Exception: Y N

NC

Accessories

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

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 32900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

I/O

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	1200	0	FB-17 HB-1	2005	2005	FAIR, BTH - 1	AE → Good
Finished Office	6	Finished	600	0	0	2005	2005		

Accessories

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

Bldg: 4 Code Area: 92430 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 328 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 3640
 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	5	Finished	328	0	0	1995	1995	FAIR	

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ROOF EXTENSION OR PATIO COVER	5	80	1958	320	1

Bldg: 5 Code Area: 92430 Stat Class: 301 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 5000
 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	
Building Structure	0	Finished	0	0	0	2015	2015		

Accessories

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

Bldg: 6 Code Area: 92430 Stat Class: 341 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 480 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x30 RMV: 6020
 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	480	0	0	2015	2015	FAIR	

Accessories

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

Bldg: 7 Code Area: 92430 Stat Class: 341 Year Blt: 2016 Eff Year Blt: 2016 Sq.Ft: 140 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x14 RMV: 2480
 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	140	0	0	2016	2016	FAIR	

Accessories

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

Bldg: 8 Code Area: 92430 Stat Class: 354 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 560 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 2000
 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	4	Finished	560	0	0	2018	2018		

Accessories

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

Bldg: 9 Code Area: 92430 Stat Class: 354 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 240 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 800
 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	4	Finished	240	0	0	2015	2015	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 92430 Stat Class: 354 Year Blt: 2016 Eff Year Blt: 2016⁹ Sq.Ft: 330 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1120
 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	4	Finished	330	0	0	2016	2016	Exception: Y N

Accessories

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

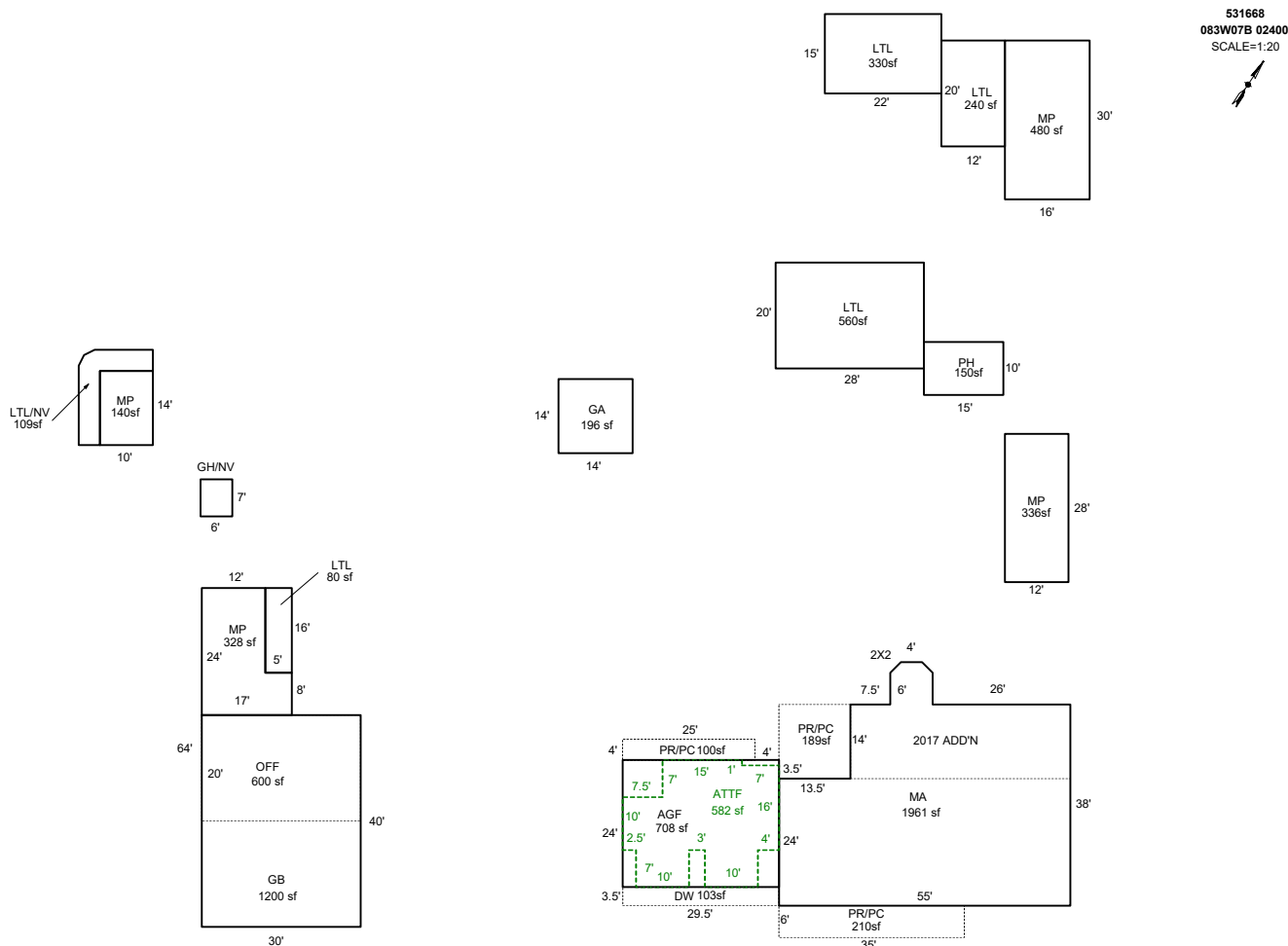
341 MP 6 28x12 200%⁹ Fair I/O

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 531668 Parcel No.: 083W07B 02400
 Property Address: 4209 RIVERDALE RD S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

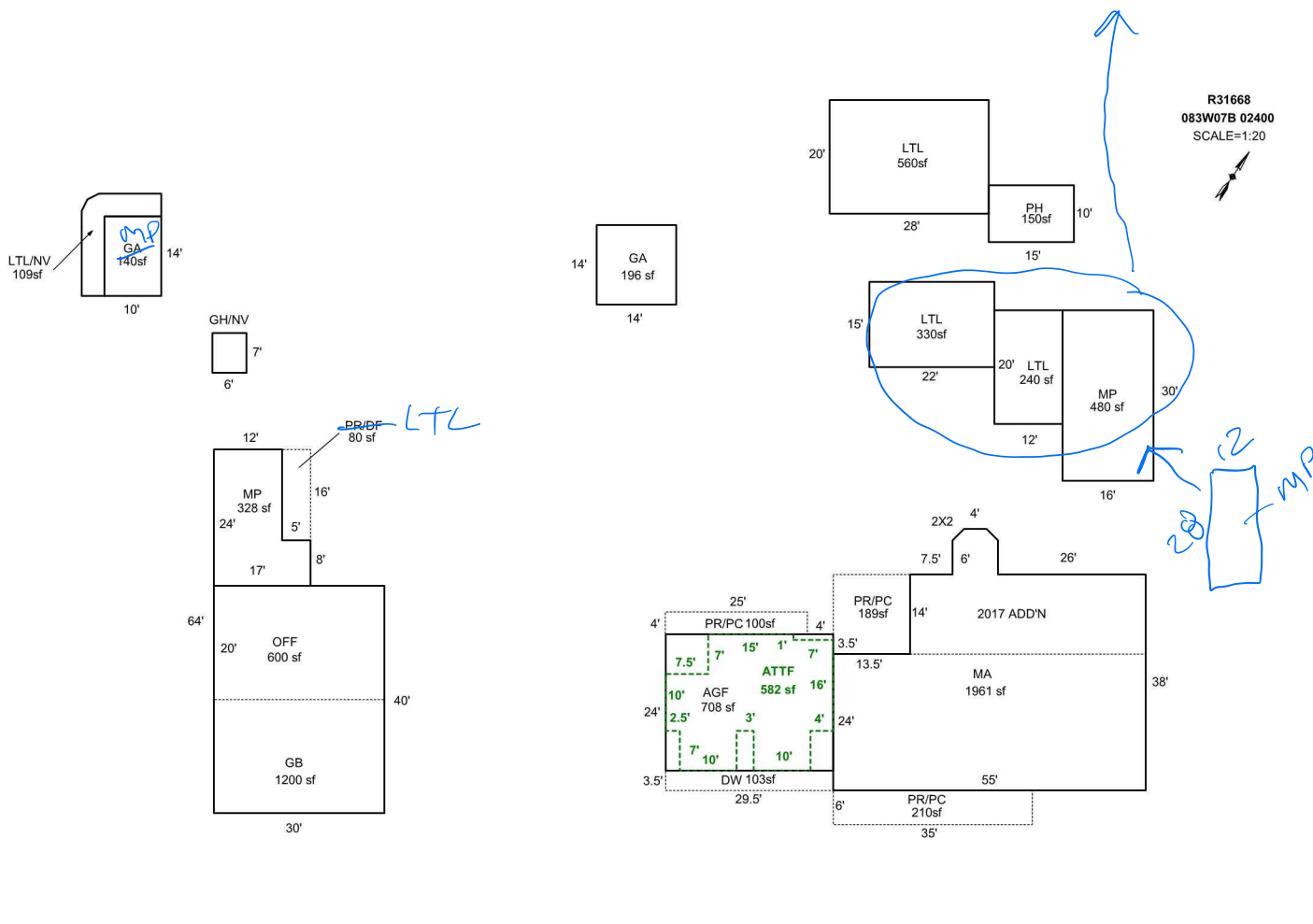
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1				
Code	Description	Factor	Net Size	Perimeter	Net Totals					
GBA1	LTL	1.0	240.0	64.0		APEX BY CE 3/30/10 UPDATED BY JRONDEMA 3/1/18 UPDATED BY CJURAN 02/26/2021 UPDATED BY CLOBERG 05/12/25				
	LTL/NV	1.0	109.0	62.5						
	MP	1.0	140.0	48.0						
	LTL	1.0	330.0	74.0						
	LTL	1.0	560.0	96.0						
	MP	1.0	480.0	92.0						
	GA	1.0	196.0	56.0						
	MP	1.0	336.0	80.0						
	GB	1.0	1200.0	140.0						
	MP	1.0	328.0	82.0	3919.0					
	GLA1	MA	1.0	1961.0	199.7			1961.0	COMMENT TABLE 2	COMMENT TABLE 3
	GLA2	ATTFF	1.0	582.0	121.0			582.0	#31 10/14/2020 MLH 05/02/25	TAGS CLEAN UP L4
	GAR	AGF	1.0	708.0	107.0			708.0		
OTH	OFF	1.0	600.0	100.0	600.0					
P/P	PR/PC	1.0	100.0	58.0						
	LTL	1.0	80.0	42.0						
	3 addl items									
	Net LIVABLE	cnt	0	(rounded)	2,543					
	Net BUILDING	cnt	10	(rounded)	3,919					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R31668 Parcel No.: 083W07B 02400
 Property Address: 4209 RIVERDALE RD S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	480.0	92.0	
	MP	1.0	328.0	82.0	
	GB	1.0	1200.0	140.0	
	LTL/NV	1.0	109.0	62.5	
	GA	1.0	140.0	48.0	
	GA	1.0	196.0	56.0	
	LTL	1.0	240.0	64.0	
	LTL	1.0	560.0	96.0	
	LTL	1.0	330.0	74.0	3583.0
GLA1	MA	1.0	1961.0	199.7	1961.0
GLA2	ATTF	1.0	582.0	121.0	582.0
GAR	AGF	1.0	708.0	107.0	708.0
OTH	OFF	1.0	600.0	100.0	600.0
P/P	PR/DF	1.0	80.0	42.0	
	PR/PC	1.0	189.0	55.0	
	PR/PC	1.0	210.0	82.0	
	2 addl items				
	Net LIVABLE	cnt	2 (rounded)		2,543
	Net BUILDING	cnt	9 (rounded)		3,583

COMMENT TABLE 1

APEX BY CE 3/30/10
 UPDATED BY JRONDEMA 3/1/18
 UPDATED BY CJURAN 02/26/2021

COMMENT TABLE 2

#31 10/14/2020

5/2/25 MCH

COMMENT TABLE 3

TAGS

Clean up LY



R31668

02-8-2016



R31668gb

02-8-2016

