

Acct ID: 519997 MTL: 063W250002300 Date: 9/24/24 Appr: GRH Prop Class: 549 RMV Prop Class: 409  
 Situs: 7465 RIVER RD N SALEM OR 97303 MaSaNh: 04 06 002 Unit: 65476 Year: 2024

Last Date Appraised: 06/22/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info:

Owner: WILSON LT Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 219285  
 RMV Land: 283030 RMV Imp: 103350 RMV Total: 386380 MAV: 216530 MSAV: 2755 SAV: 5553  
 Comment: Gated

**Notations**

RP/MS	Code	Description
MS	FUZ	FARM NON-EFU ZONED

**OSDs** Horses on site Horse boarding, per owner 9.25.24 phone call.

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

**Land**

Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 79510 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP;#31 10-24-05. 06-07: DISQUALIFYING OSD'S FROM SPEC ASSESS IN UZ FARMLAND THAT DO NOT MEET THE NEW REQUIREMENTS. POSTING EXCEPTION W/NO RECAPTURE OF TAXES.

Site: 3 Code Area: 01410 Size: 0.83 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: 2BD Value Source: Farm Use - Non EFU Description: TWO BENCH DRY RMV: 66000 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments: Liability year - 1977 / 100210

Site: 4 Code Area: 01410 Size: 1.28 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: 4BD Value Source: Farm Use - Non EFU Description: FOUR BENCH DRY RMV: 92520 Exception: Y N  
 Adjustment(s): GSOIL Fire Patrol: Description:  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 3 Code Area: 01410 Stat Class: 467 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 1848 % Complete: 100  
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: RMV: 39520  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Nlc

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1848	0	FB-2	1980	1980	KIT-, ROOF, SKIRT	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	6	540	1980	2160	1	Y N
ROOF EXTENSION OR PATIO COVER	6	516	1980	2993	1	Y N

**Improvements - Accessory Buildings**

Bldg: 1 Code Area: 01410 Stat Class: 316 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 7664 % Complete: 100  
 Desc: Arenas (HA) Dimensions: RMV: 58750  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Nlc

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Horse Arena	5	Finished	7664	0	0	1994	1994	FAIR	Y N

**Accessories**

No accessory data available

Bldg: 2 Code Area: 01410 Stat Class: 353 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 1152 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: 36x32 RMV: 5080  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Nlc

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Machine Shed	4	Finished	1152	0	0	1994	1994	FAIR	

**Accessories**

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



L3 09.24.24



HORSES

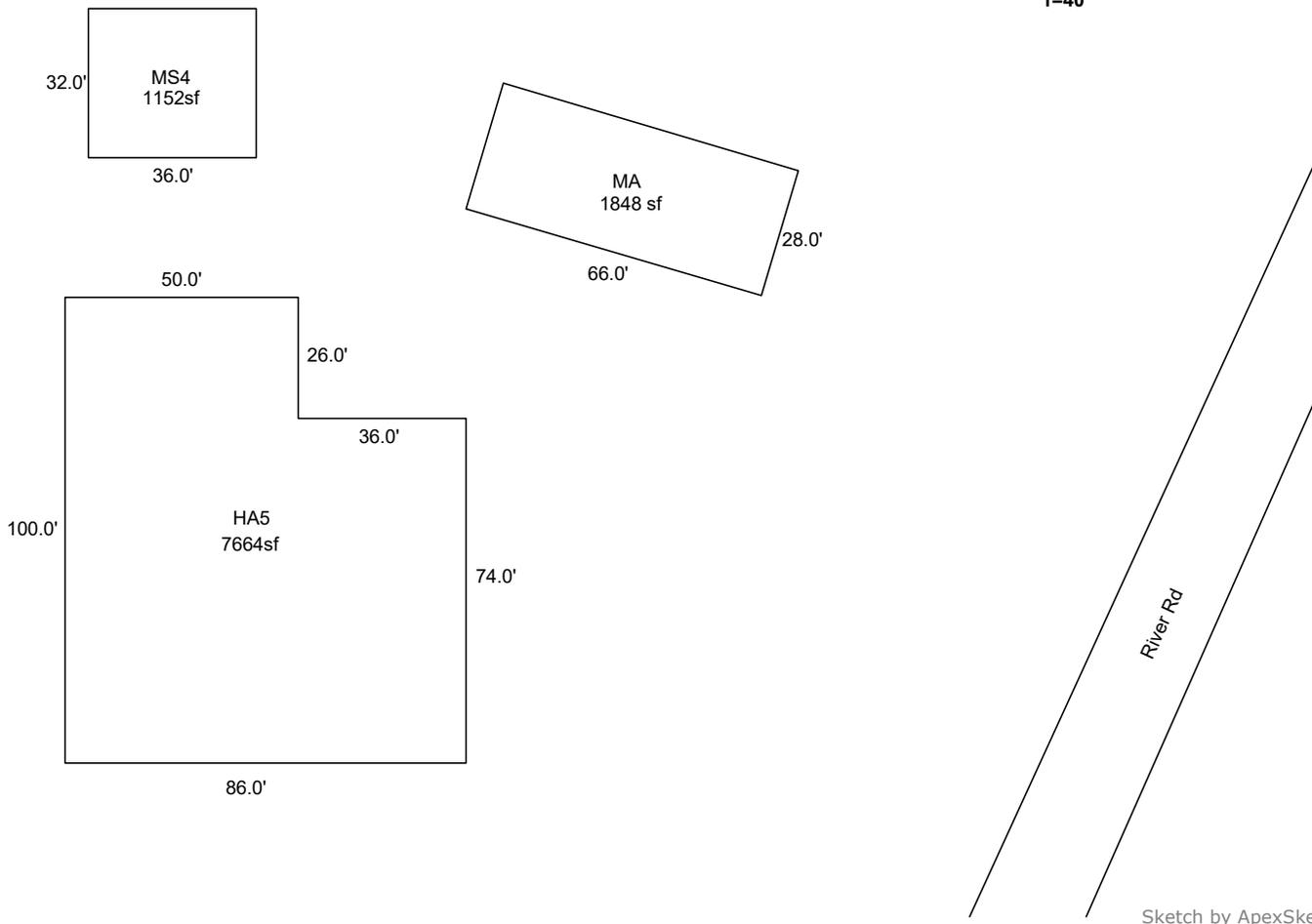
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519997 Parcel No.: 063W25 02300  
 Property Address: 7465 River Rd N  
 City: Salem County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

519997  
063W25 02300  
1=40'



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	HA5	1.0	7664.0	372.0	
	MS4	1.0	1152.0	136.0	8816.0
GLA1	MA	1.0	1853.3	188.2	1853.3
	Net LIVABLE	cnt	0 (rounded)		1,853
	Net BUILDING	cnt	2 (rounded)		8,816

### COMMENT TABLE 1

Apex by RW 06/24/08  
 UPDATED BY CLOBERG 08/15/25

### COMMENT TABLE 2

GRH 09/24/24

### COMMENT TABLE 3

CYCLE L3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 063W25 02300

File No R19997

Property Address 7465 River Rd N

City Salem

State OR

Zip 97303

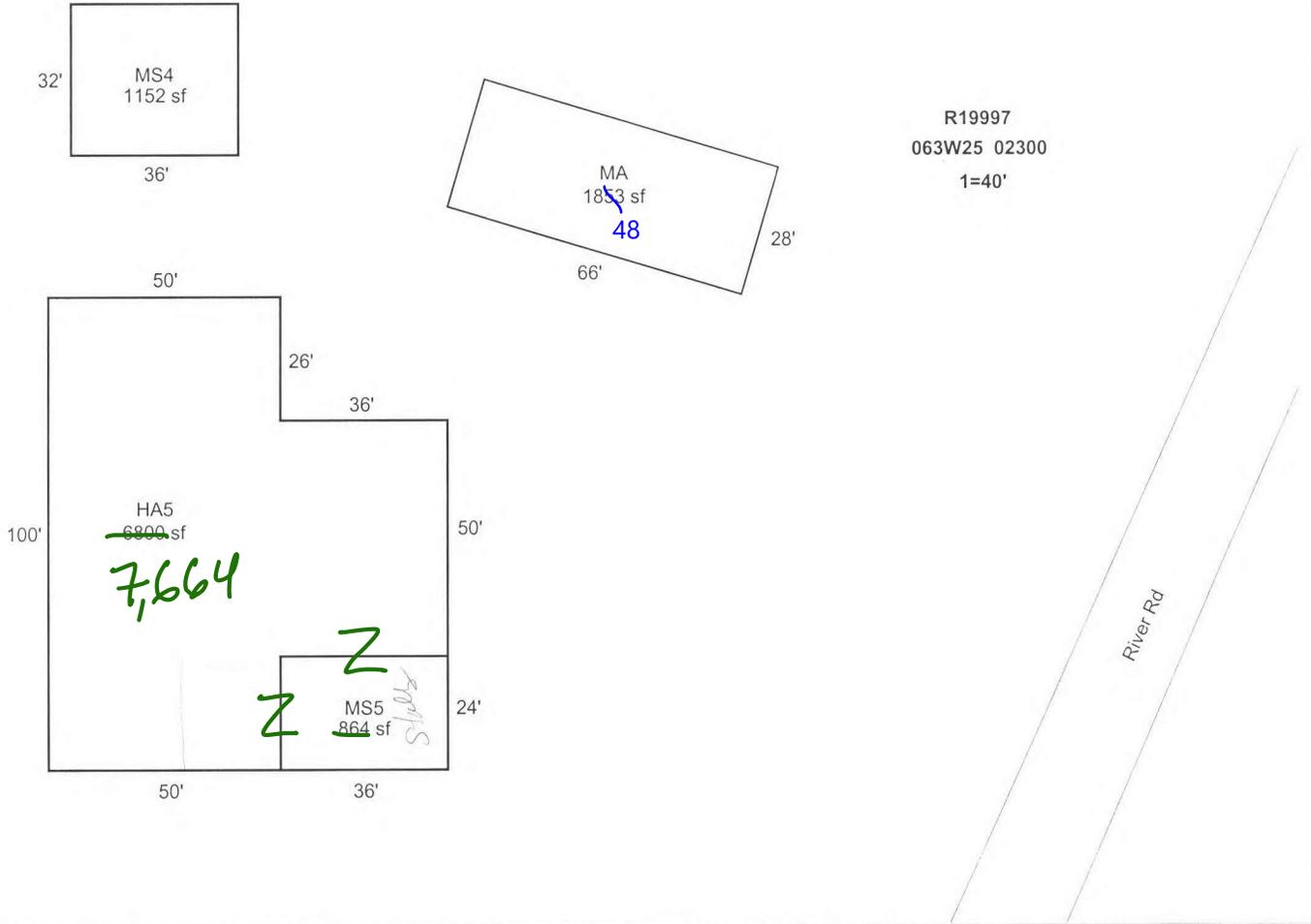
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R19997  
063W25 02300  
1=40'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1853	188	1853
GBA1	HA5	1.00	6800	372	
	MS4	1.00	1152	136	8816
	MS5	1.00	864	120	

### Comment Table 1

Apex by RW 06/24/08

### Comment Table 2

*GPA 1/24/24*

### Comment Table 3

*Cycle L3*

Net LIVABLE Area (Rounded w/ Factors) 1853  
 Net BUILDING Area (Rounded w/ Factors) 8816