

Acct ID: 533646 MTL: 084W140001200 Date: 08.26.25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
 Situs: 5475 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 90593 Year: 2025

Last Date Appraised: 08/08/2024 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: CHANCY & TONI CROFT JRT Roll Type: R

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

RMV Land: 590320 RMV Imp: 987540 RMV Total: 1577860 MAV: 228340 MSAV: 33354 AV: 271014 SAV: 63530

Comment: 24-25: L2 8.8.24 MLH
 LEVEL 2 2.24.21 CL10

gated could not take picture From street, busy road no changes From recent appraisal

No changes

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAG	SA OSD - GOOD	60000	92430	0

Land

Site: 2 Code Area: 92430 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Homesite Description: TWO BENCH DRY SOUTH SPECIAL RMV: 71050 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 02400230

Site: 3 Code Area: 92430 Size: 5.70 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Farm Use - EFU Description: TWO BENCH DRY SOUTH SPECIAL RMV: 177000 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 02400230

Site: 4 Code Area: 92430 Size: 3.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BDS Value Source: Woodlot Description: TWO BENCH DRY SOUTH SPECIAL RMV: 93160 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 02400230

Site: 5 Code Area: 92430 Size: 2.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 1950 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 02400230 Has water adjustment, no waste adj

Site: 6 Code Area: 92430 Size: 6.30 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4BDS Value Source: Woodlot Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 177840 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 02400230

Site: 7 Code Area: 92430 Size: 0.30 Acres Use Code: 005 Zone: REST SAV Use: Exception: 9320
 Class: 2BDS Value Source: Rural Restrictive Description: TWO BENCH DRY SOUTH SPECIAL RMV: 9320 Exception: Y N
 S
 Adjustment(s): H2OGR, GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 02400230

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 144 Year Blt: 1940 Eff Year Blt: 1990 Sq.Ft: 2388 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 406660
 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	1357	0	FB-1	1940	1990	KIT-, FP - 2, ROOF, BATH - 1, HVAC	Y N
Second Floor	4	Finished	1031	3	FB-2	1940	1990	HVAC, BATH - 2	Y N
Basement	4	Unfinished	720	0	0	1940	1990		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	4	32	1990	903	1	Y N
ENCLOSED PORCH	4	328	1990	9256	1	Y N
YARD IMPROVEMENTS GOOD	4	0	1990	35524	1	Y N

Bldg: 2 Code Area: 92430 Stat Class: 148 Year Blt: 1940 Eff Year Blt: 1990 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 106020
 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
Attic	4	Unfinished	576	0	0	1940	1990		Exception: Y N
Garage Detached	4	Unfinished	792	0	0	1940	1990	ROOF	Exception: Y N
Carport Attached	3	Unfinished	264	0	0	1990	1990	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 4 Code Area: 92430 Stat Class: 544 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 2304 % Complete: 100
 Desc: DINING - LOUNGE Dimensions: RMV: 444360
 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
First Floor	0	Finished	1152	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92430 Stat Class: 905 Year Blt: 2020 Eff Year Blt: 2020 Sq.Ft: 0 % Complete: 100
 Desc: Rural Solar Panel/Array Dimensions: RMV: 30500
 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
No accessory data available					

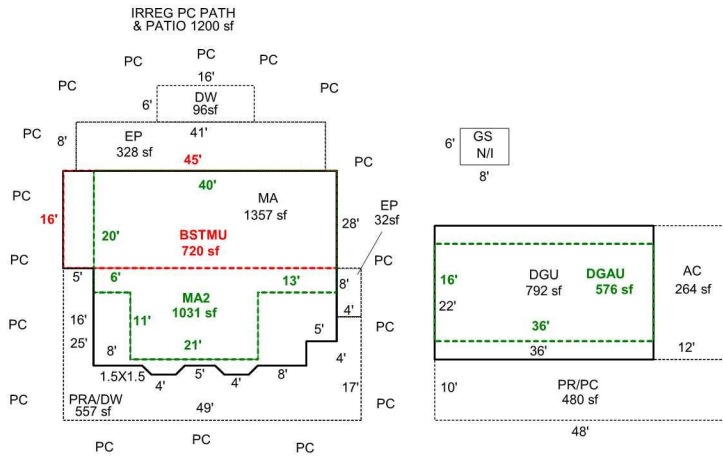
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R33646 Parcel No.: 084W14 01200
 Property Address: 5475 RIVER RD S
 City: SALEM County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R33646
084W14 01200
SCALE=1:30



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	127 - WINE TASTI	1.0	1152.0	144.0	1152.0
GLA0	BSMTL	1.0	1152.0	144.0	1152.0
GLA1	MA	1.0	1356.5	156.5	2713.0
	MA	1.0	1356.5	156.5	
GLA2	MA2	1.0	1031.0	142.0	2062.0
	MA2	1.0	1031.0	142.0	
BSMT	BSTMU	1.0	720.0	122.0	1440.0
	BSTMU	1.0	720.0	122.0	
GAR	DGAU	1.0	576.0	104.0	1632.0
	AC	1.0	264.0	68.0	
	DGU	1.0	792.0	116.0	
P/P	DV	1.0	480.0	116.0	
	PR/PC	1.0	480.0	116.0	
	EP	1.0	328.0	98.0	
	PRA/DW	1.0	556.5	166.5	
	EP	1.0	32.0	24.0	
	4 addl items				
	Net LIVABLE	cnt	4 (rounded)		5,927
	Net BUILDING	cnt	1 (rounded)		1,152

COMMENT TABLE 1	
APEX BY CE 9/8/10 UPDATED BY JRONDEMA 9/11/17 UPDATED BY JRONDEMA 3/14/18 UPDATED BY JRONDEMA 5/22/18 UPDATED BY CJURAN 07/26/2021	
COMMENT TABLE 2	COMMENT TABLE 3
#10 CL 02/24/2021	TAGS L2