

Acct ID: 533802 MTL: 084W36DD00600 Date: 8/20/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 4069 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58199 Year: 2025

Last Date Appraised: 12/15/2022 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: ROOT, LAWRENCE E Roll Type: R

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

RMV Land: 289880 RMV Imp: 267050 RMV Total: 556930 MAV: 206230 MSAV: 0 SAV: 0

Comment: 23-24: L2 12.15.22 GRH

No picture busy road appraised last 3 years with no change

Notations No change

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	14460	0

Land

Site: 1 Code Area: 14460 Size: 1.62 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 6H Value Source: Rural at MKT Description: SIX HILL RMV: 158560 Exception: Y N
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL //04-05: LAND ADJUSTMENT FOR RECALCULATION, CHG OF LAND SCHEDULE PER #29 //07-08: F06-655 ACREAGE CORRECTION

Site: 2 Code Area: 14460 Size: 0.89 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 91320 Exception: Y N
 Adjustment(s): VWAR, FSOIL Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL //04-05: LAND ADJUSTMENT FOR RECALCULATION, CHG OF LAND SCHEDULE PER #29 //07-08: F06-655 ACREAGE CORRECTION

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 133 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1598 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 236030
 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	3	Finished	799	1	FB-1	2003	2003	ROOF, FP - 1, HVAC, KIT-, BATH - 1	Y N
Basement	3	Finished	799	0	FB-1	2003	2003	FP - 1, HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	2003	17334	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 351 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 24x36 RMV: 11930
 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	864	0	0	2004	2004	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 14460 Stat Class: 351 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 19090
 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	864	0	0	2022	2022	FAIR	Y N

Accessories

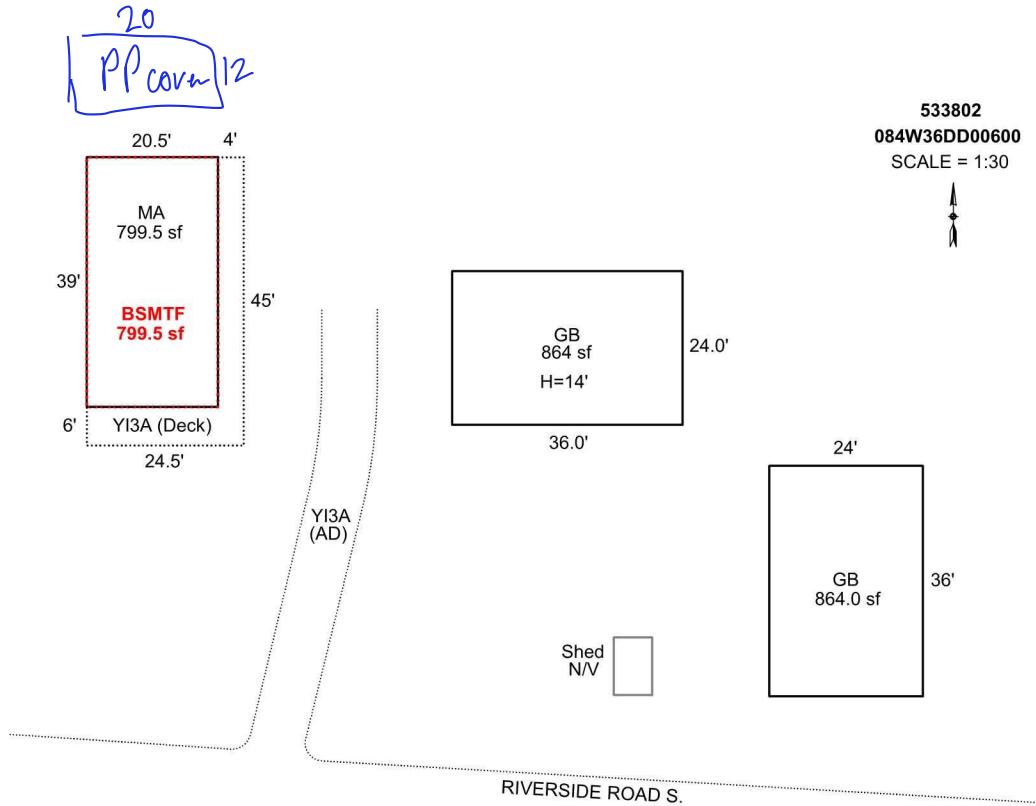
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533802 Parcel No.: 084W36DD00600
 Property Address: 4069 RIVERSIDE RD S
 City: SALEM County: Marion State: OR ZipCode:
 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	GB	1.0	864.0	120.0	
	GB	1.0	864.0	120.0	1728.0
GLA1	MA	1.0	799.5	119.0	799.5
GLA10	BSMTF	1.0	799.5	119.0	799.5
YI	YI3A	1.0	303.0	139.0	303.0

COMMENT TABLE 1

APEX by AC 10/02/12
 UPDATED BY CJURAN 01/20/2022 555-21-012274

COMMENT TABLE 2

GRH 8.20.25 cycle L3

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,599
Net BUILDING	cnt	2	(rounded)	1,728