

Acct ID: 533805 MTL: 084W36DC01000 Date: 08.13.25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4316 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58205 Year: 2025
 Last Date Appraised: 10/12/2010 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: MCDONALD, DERRICK L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 381650
 RMV Land: 416680 RMV Imp: 246030 RMV Total: 662710 MAV: 381650 MSAV: 0 SAV: 0
 Comment:

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: 4.57 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 329190 Exception: Y N
 Adjustment(s): H2OGR, FSOIL, GSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL

Site: 2 Code Area: 14460 Size: 0.84 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 47490 Exception: Y N
 Adjustment(s): H2OGR, FSOIL, GSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 133 Year Blt: 1954 Eff Year Blt: 1954 Sq.Ft: 1998 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 238970
 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	1998	3	FB-1/ HB-1	1954	1954	FP - 2, HVAC+, ROOF, KIT+, BTH - 1, BATH - 1	Y N
Basement	3	Unfinished	405	0	0	1954	1954		Y N
Garage Attached	3	Finished	528	0	0	1954	1954	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1954	13097	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 80 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors No Value

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	80	0	0	1980	1980		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: 1980 Eff Year Blt: 1980 Sq.Ft: 1075 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 43x25 RMV: 4640
 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	1075	0	0	1980	1980	FAIR	Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 353 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 400 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 20x20 RMV: 2420
 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
Machine Shed	4	Finished	400	0	0	2000	2000	Fair	

Accessories

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

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SKETCH/AREA TABLE ADDENDUM

Parcel No 084W26 00400

File No R33747

SUBJECT

Property Address 7242 RIVER RD S

City SALEM

County MARION

State OR

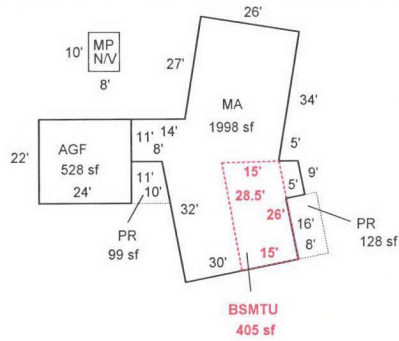
Zip 97306

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



R33805
084W36DC01000
SCALE=1:50



Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1998	217	1998
GBA1	GB	1.00	1075	136	
	MS	1.00	400	80	1475
BSMT	BSMTU	1.00	405	84	405
GAR	AGF	1.00	528	92	528
P/P	PR	1.00	99	40	
	PR	1.00	128	48	227

Comment Table 1

DRAWN BY JRONDEMA 5/14/18

Comment Table 2

Comment Table 3

GRH 8/13/25 Cycle L2

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1998
1475

