

Acct ID: 533809 MTL: 084W36DC00800 Date: **8.13.25** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 4386 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58213 Year: 2025

Last Date Appraised: 10/12/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: KNUTSON, KIRK L & KNUTSON, JODI H Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 **2** 3 4 **LCB** TTO INSP
 RMV Land: 377400 RMV Imp: 406490 RMV Total: 783890 MAV: 435480 MSAV: 0

AV: 435480 SAV: 0

Comment:

Notations Update inv

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14460	0

Land

Site: 1 Code Area: 14460 Size: 3.48 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 327400 Exception: Y N
 Adjustment(s): H2OGR, GSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 2000-2001; MARKET LAND VALUES UPDATED /01-02; REAPPRAISAL 03-04: PART TOTALS UPDATED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 143 Year Blt: 1958 Eff Year Blt: 1958 Sq.Ft: 2928 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 404100
 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	1488	3	FB-1/ HB-1	1958	1958	KIT-, FP - 2, HVAC+, ROOF, BTH - 1, BATH - 1	Y N
Basement	4	Finished	1440	2	FB-1	1958	1958	BATH - 1	Y N
Garage Detached	4	Unfinished	960	0	0	1958	1958	ROOF	Y N

Accessories separate to stat class 138 change class to 3 basic feature built

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	1958	29532	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 105 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x7 RMV: 440
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors GONE

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	105	0	0	1970	1970		Y N

Accessories

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

Bldg: 3 Code Area: 14460 Stat Class: 351 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 600 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x20 RMV: 1950
 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	4	Finished	600	0	0	1970	1970	FAIR AVRG	Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No **084W36DC00800**

File No **R33809**

Property Address **4386 RIVERSIDE RD S**

City **SALEM**

State **OR**

Zip **97302**

Owner

Client

Appraiser Name

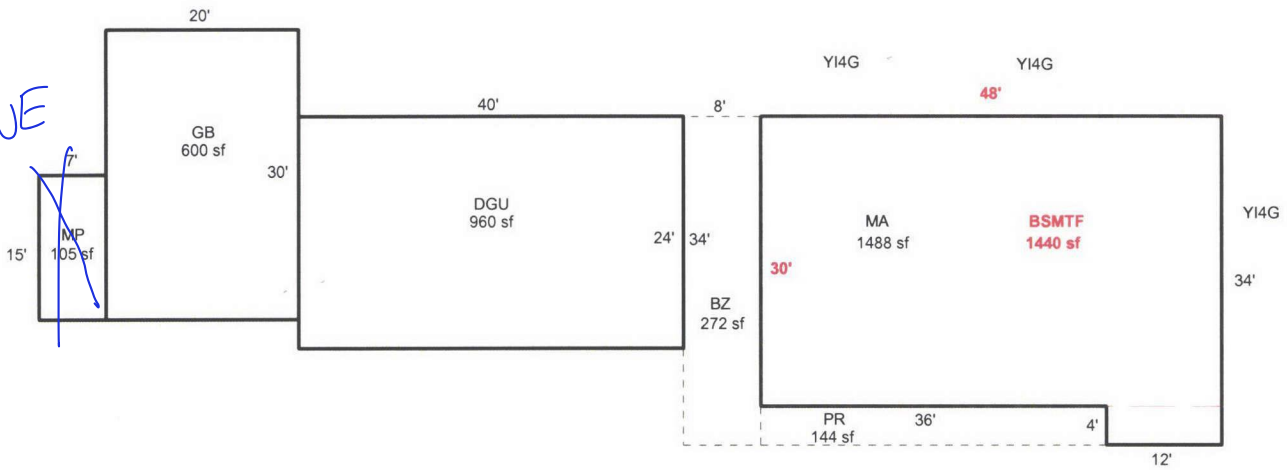
SUBJECT

IMPROVEMENTS SKETCH

R33809
084W36DC00800



GONE



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1488	164	1488
GLA5	BSMTF	1.00	1440	156	1440
GBA1	GB	1.00	600	100	
	MP	1.00	105	44	705
AGF	DGU	1.00	960	128	960
P/P	PR	1.00	144	80	144
OTH	BZ	1.00	272	84	272

Comment Table 1

APEX BY CE 1/7/11

Comment Table 2

GRH 8/13/25 Cycle L2

Comment Table 3

Net LIVABLE Area	(rounded w/ factors)	2928
Net BUILDING Area	(rounded w/ factors)	705