

Acct ID: 533812 MTL: 084W36DC00100 Date: 8.13.25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 4396 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58219 Year: 2025
 Last Date Appraised: 12/20/2017 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ
 Owner: ROYCE A & JOAN L OTTESON LT & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 292330
 RMV Land: 211960 RMV Imp: 463290 RMV Total: 675250 MAV: 292330 MSAV: 0 SAV: 0
 Comment:

No changes

Notations

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: 1.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 171960 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 18-19: PER #31 EDIT #3A, CHG LAND SCH// 18-19: PER #24 ADD OSD / 2000-2001; MARKET LAND VALUES UPDATED /01-02;
 REAPPRAISAL 03-04: PART TOTALS UPDATED

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 14460 Stat Class: 141 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2564 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 438800
 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	2564	3	FB-2/ HB-1	2017	2017	HVAC, ROOF, KIT-, BTH - 1, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	2017	2017	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2017	31137	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14460 Stat Class: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1728 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 24490
 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	1728	0	0	2008	2008	FAIR	Y N

Accessories

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



SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36DC00100

File No R33812

Property Address 4396 RIVERSIDE RD S

City SALEM

County Marion

State OR

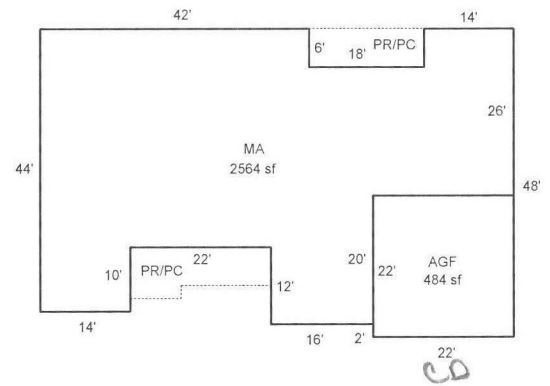
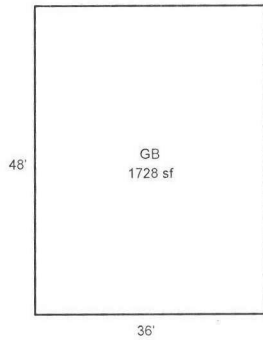
Zip 97306

Owner

Client

Appraiser Name

R33812
084W36DC00100
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2564	272	2564
GBA1	GB	1.00	1728	168	1728
GAR	AGF	1.00	484	88	484

Comment Table 1

APEX by AC 10/02/12
UPDATED BY JRONDEMA 5/4/17

Comment Table 2

12-20-17 #24 -
GPH 8/13/25

Comment Table 3

MA @ 100%
Cycle L3

Net LIVABLE Area	(rounded w/ factors)	2564
Net BUILDING Area	(rounded w/ factors)	1728

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SUBJECT