

Acct ID: 533831 MTL: 084W36C000600 Date: 8.13.25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 4755 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 60675 Year: 2025

Last Date Appraised: 09/14/2016 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: THERESA A MCCARTT LT Roll Type: R

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

RMV Land: 267790 RMV Imp: 187780 RMV Total: 455570 MAV: 223240 MSAV: 0 SAV: 0

Comment: MLS Listing 823566

**Notations**

No notation data available.

Update inv

**OSDs**

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

**Land**

Site: 1 Code Area: 14460 Size: 2.57 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 227790 Exception: Y N  
 Adjustment(s): FSOIL Fire Patrol: Description:  
 Comments: 01-02: REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

1988 - LTL / 1993 m/m updated cupboards Listing shows.

Bldg: 1 Code Area: 14460 Stat Class: 131 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1448 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 181280  
 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	1448	3	FB-1	1975	1975	KIT-, FP - 1, HVAC, ROOF, BATH - 1	Y N
Garage Attached	3	Finished	336	0	0	1975	1975	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1975	14638	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 14460 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 4570  
 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	6	Finished	800	0	0	1979	1979	FAIR Avg	Y N

**Accessories**

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

Bldg: 3 Code Area: 14460 Stat Class: 354 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 320 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 40x8 RMV: 260  
 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
Lean-to Light Duty	4	Finished	320	0	0	1975	1975		Y N

**Accessories**

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

Bldg: 4 Code Area: 14460 Stat Class: 341 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 424 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: RMV: 1670  
 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: Y N
Multi-Purpose Bldg	4	Finished	424	0	0	1970	1970	FAIR	

**Accessories**

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

Bldg: 5    Code Area: 14460    Stat Class: 301    Year Blt: 2000    Eff Year Blt: 2000    Sq.Ft: 30    % Complete: 100  
 Desc: Accessory Improvements & Misc.    Dimensions: 5x6    RMV: 0  
 Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

**Floors** NV

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Pump House	0	Finished	30	0	0	2000	2000		

**Accessories**

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



# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36C 00600

File No R33831

Property Address 4755 RIVERSIDE RD S

City SALEM

County MARION

State OR

Zip 97306

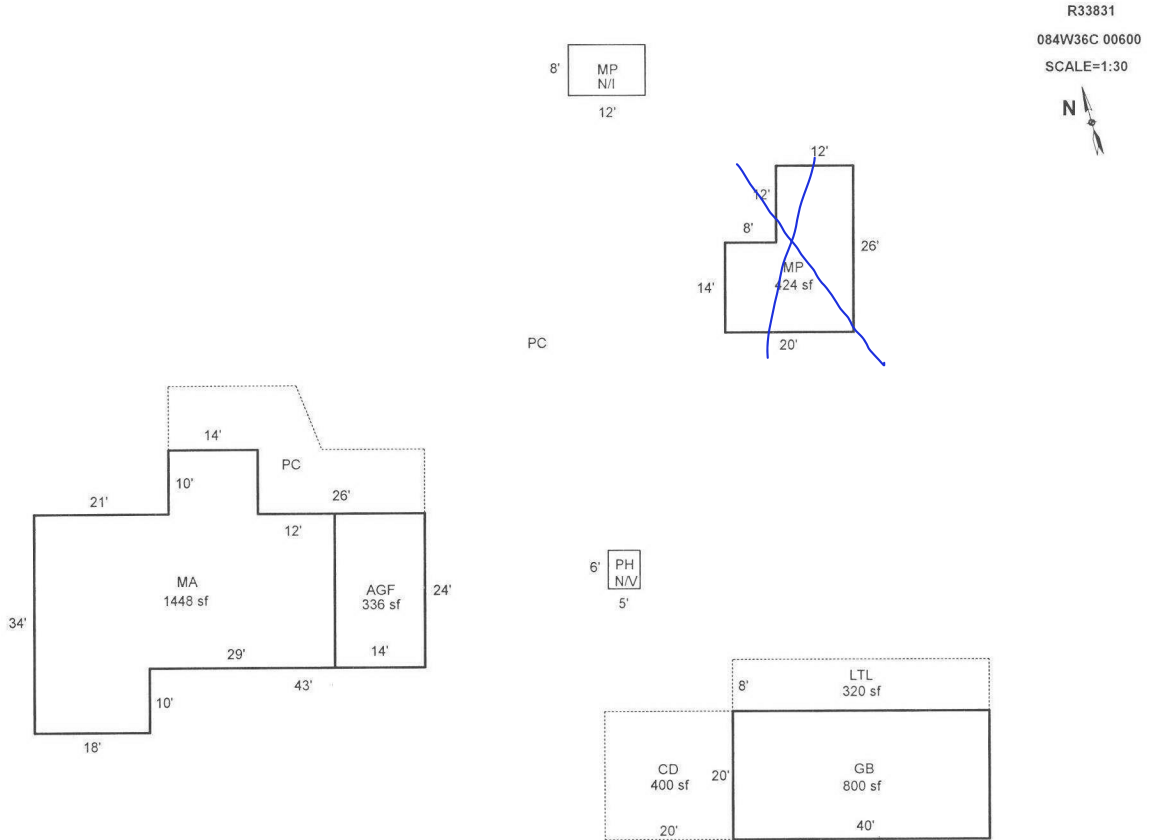
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1448	182	1448
GBA1	GB	1.00	800	120	
	LTL	1.00	320	96	
	MP	1.00	424	92	1544
GAR	AGF	1.00	336	76	336
P/P	CD	1.00	400	80	400

### Comment Table 1

DRAWN BY JRONDEMA 5/14/18

### Comment Table 2

GRH 8/13/25

### Comment Table 3

Cycle L3

Net LIVABLE Area  
Net BUILDING Area

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

1448  
1544

AREA CALCULATIONS