

Acct ID: 559123 MTL: 084W14A001800 Date: 8.26.25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 4997 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 123729 Year: 2025

Last Date Appraised: 08/24/2010 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: RONALD R BOUCHER RLT & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 243790  
 RMV Land: 308170 RMV Imp: 334200 RMV Total: 642370 MAV: 243790 MSAV: 0 SAV: 0  
 Comment:

**Update inv, Add new GB, conversion to ADU**

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	92430	0

**Land**

Site: 1 Code Area: 92430 Size: 1.55 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 248170 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: Description:  
 Comments: 01-02: REAPPRAISAL - CHG DF TO YI.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 134 Year Blt: 1938 Eff Year Blt: 1960 Sq.Ft: 2604 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 256590  
 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	1046	2	FB-1	1938	1960	KIT-, FP - 1, HVAC, ROOF, BATH - 1	Y N
Attic	3	Finished	512	0	0	1938	1960	HVAC	Y N
Basement	3	Finished	1046	0	FB-1	1938	1960	FP - 1, BATH - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	1	1960	22470	1

Bldg: 2 Code Area: 92430 Stat Class: 138 Year Blt: 1938 Eff Year Blt: 1984 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 71790  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors change to ADU**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Attic	3	<u>Finished</u> Unfinished	339	0	0	1938	1960	HVAV	Y N
<u>1st Floor</u> Garage Detached	3	Unfinished	484	<u>1</u>	0	1938	1960	ROOF, HVAC, I.F.B, KIT-	Y N
Garage Basement	3	Unfinished	374	0	0	1938	1960	HVAV	Y N

**Accessories**

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

Bldg: 3 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 0  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors Fence**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available									

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 4 Code Area: 92430 Stat Class: 301 Year Blt: 2003 Eff Year Blt: 1990 Sq.Ft: 384 % Complete: 100

Desc: Accessory Improvements & Misc.

Dimensions: 16x24

RMV: 5820

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
Floating Dock	0	Finished	384	0	0	2003	1990	Exception: Y N

**Accessories**

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

Spoke with owner phone and the detached garage is now a ADU .  
Make changes to detached garage attic low cost, corrected sq.ft as I/O

After, change stat class to ADU and change garage to 1st floor ,  
basement , attic as finished with average cooling  
And update EYB for remodeled as exception.

ACCOUNT # 559123 DATE: 8/26/25 RMV CLASS 401 PROP CLASS 401  
 MTL \_\_\_\_\_ APPR GRH TAG Y (N)  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

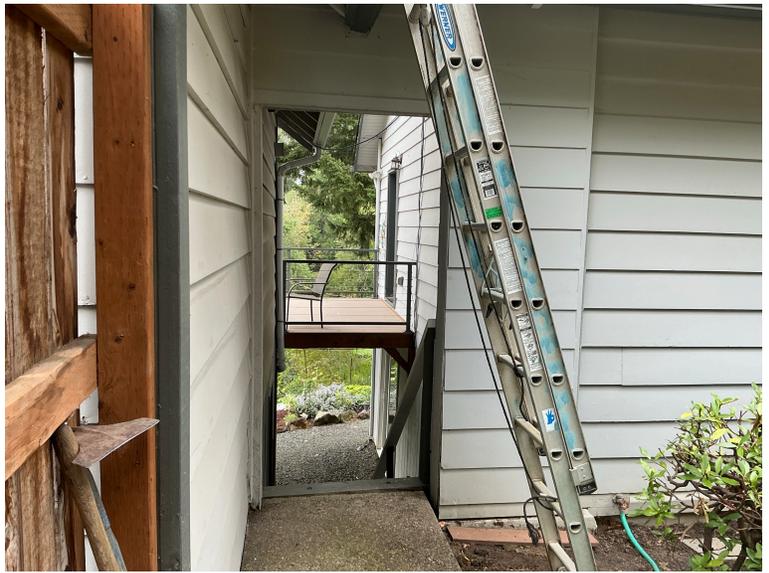
STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
 % COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y N LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE GB,  
 STAT / CLASS 1351  
 SIZE \_\_\_\_\_  
 FAIR 30X30  
AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT 2021  
 EFF YR 2021  
 % COMP 100  
 EXCEPT (Y) N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

TYPE \_\_\_\_\_  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR  
 AVERAGE  
 GOOD  
 EXCELLENT  
 BATH \_\_\_\_\_  
 YR BLT \_\_\_\_\_  
 EFF YR \_\_\_\_\_  
 % COMP \_\_\_\_\_  
 EXCEPT Y N  
 MISC: \_\_\_\_\_  
 COMMENT: \_\_\_\_\_

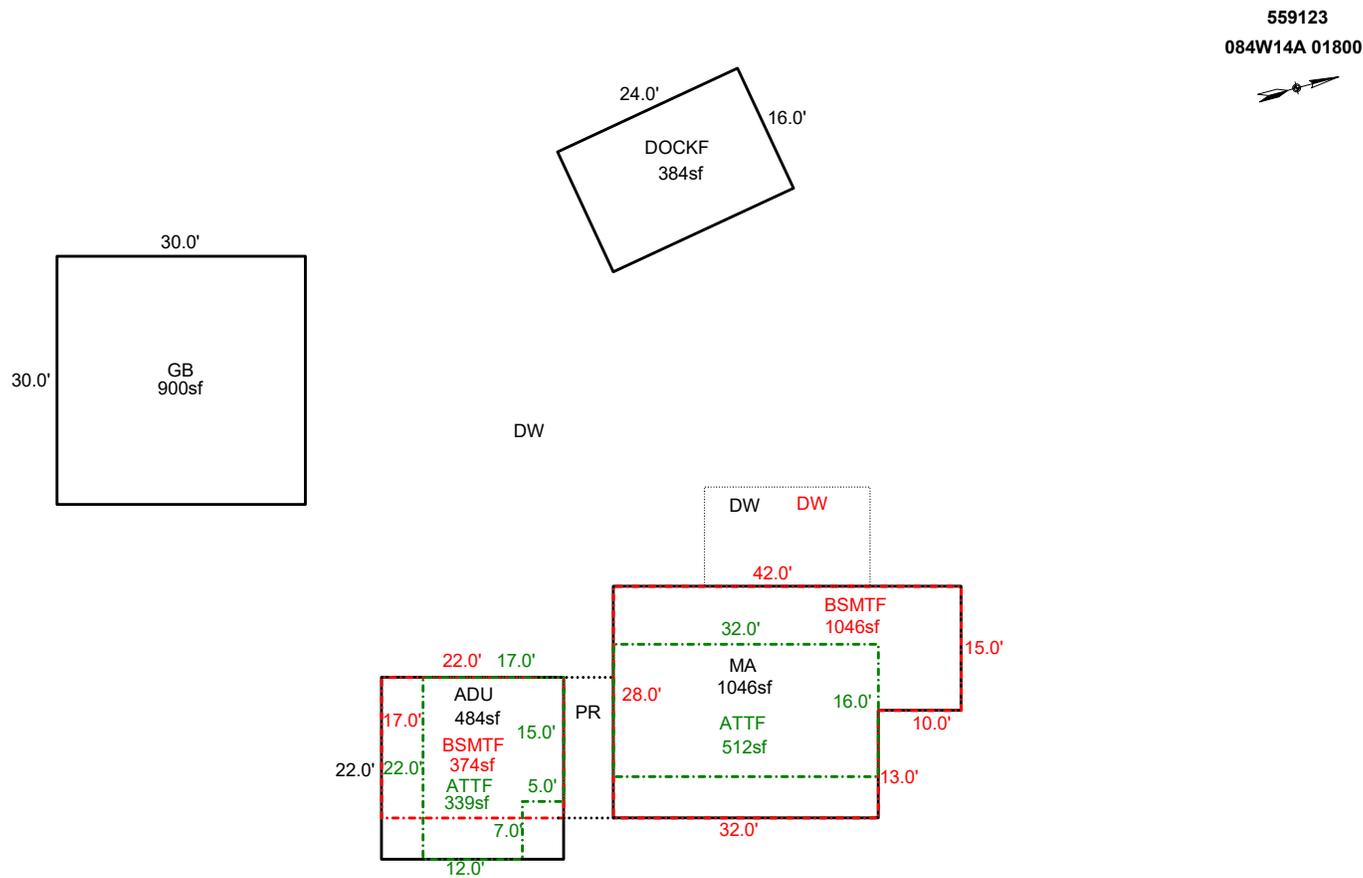


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 559123 Parcel No.: 084W14A 01800  
 Property Address: 4997 RIVER RD S  
 City: SALEM County: MARION State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1							
Code	Description	Factor	Net Size	Perimeter	Net Totals								
GBA1	GB	1.0	900.0	120.0	900.0	DRAWN BY SH 9-8-10 UPDATED BY CLOBERG 09/04/25							
GBA2	ATTF	1.0	339.0	78.0	339.0								
GLA0	BSMTF	1.0	1046.0	140.0	1046.0								
GLA1	MA	1.0	1046.0	140.0	1046.0								
GLA2	ATTF	1.0	512.0	96.0	512.0								
BSMTG	BSMTF	1.0	374.0	78.0	374.0								
DG	ADU	1.0	484.0	88.0	484.0								
OTH	DOCKF	1.0	384.0	80.0	384.0								
	Net LIVABLE	cnt	0 (rounded)		2,604			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">COMMENT TABLE 2</th> <th style="width: 50%;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;">GRH 08/26/25</td> <td style="height: 100px;">CYCLE L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	GRH 08/26/25	CYCLE L2
COMMENT TABLE 2	COMMENT TABLE 3												
GRH 08/26/25	CYCLE L2												
	Net BUILDING	cnt	2 (rounded)		1,239								

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W14A 01800

File No R59123

Property Address 4997 RIVER RD S

City SALEM

County MARION

State OR

Zip 97302

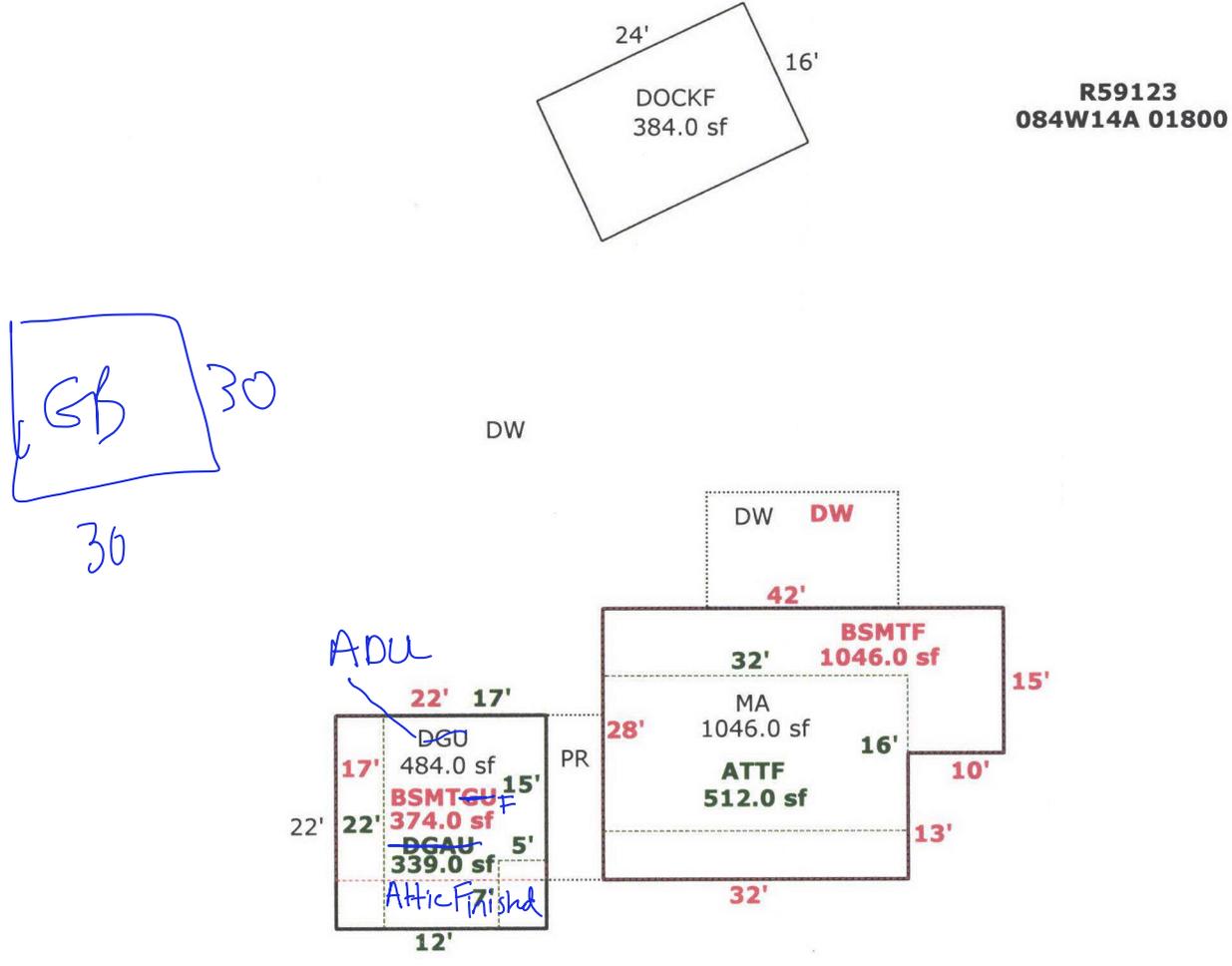
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1046.0	140.0	1046.0
GLA2	ATTF	1.00	512.0	96.0	512.0
GLA0	BSMTF	1.00	1046.0	140.0	1046.0
GBA2	DGAU	1.00	339.0	78.0	339.0
DG	DGU	1.00	484.0	88.0	484.0
BSMTG	BSMTGU	1.00	374.0	78.0	374.0
OTH	DOCKF	1.00	384.0	80.0	384.0

### Comment Table 1

DRAWN BY SH 9-8-10

### Comment Table 2

GRH 8/26/25

### Comment Table 3

Cycle L2

Net LIVABLE Area (rounded w/ factors) 2604  
 Net BUILDING Area (rounded w/ factors) 339