

Acct ID: 559125 MTL: 084W14A001900 Date: **8.26.25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 5140 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 123731 Year: 2025  
 Last Date Appraised: 05/10/2018 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: RIVER ROAD LLC Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 **3** 4 LCB TTO INSP AV: 267140  
 RMV Land: 221150 RMV Imp: 320960 RMV Total: 542110 MAV: 267140 MSAV: 0 SAV: 0  
 Comment: **several no trespassing posted**

**Notations** [Update inv](#)  
 No notation data available.

**OSDs**

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 92430     | 0         |

**Land**

Site: 1 Code Area: 92430 Size: 1.12 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 171150 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 01-02: REAPPRAISAL - CHG DF TO YI; DELETE HT. //07-08: PER #44 - R59125 AND R59130 ARE BEING PT DUE TO SIZE

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 92430 Stat Class: 142 Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 2364 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 273970  
 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      | 1500       | 1    | FB-1/<br>HB-1 | 1973   | 1973       | BTH - 1, KIT-, ROOF, HVAC, FP - 1 | Y N       |
| Second Floor | 4     | Finished      | 864        | 3    | FB-1          | 1973   | 1973       | BATH - 1, HVAC                    | Y N       |

**Accessories**

| Description                      | Class | Size SqFt | Eff Yr Blt | RMV  | Quantity | Exception |
|----------------------------------|-------|-----------|------------|------|----------|-----------|
| <del>DECK</del> <b>VII 4 Avg</b> | 4     | 120       | 1973       | 1980 | 1        | Y N       |
| <del>DECK</del>                  | 4     | 336       | 1973       | 5544 | 1        | Y N       |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 92430 Stat Class: 332 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3264 % Complete: 100  
 Desc: Commercial Greenhouse (CG) Dimensions: 34x96 RMV: 5490  
 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 |
|-----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Commerical Greenhouse | 4     | Finished      | 3264       | 0    | 0     | 2005   | 2005       |           | Y N       |

**Accessories**

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

Bldg: 3 Code Area: 92430 Stat Class: 332 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 3000 % Complete: 100  
 Desc: Commercial Greenhouse (CG) Dimensions: RMV: 30520  
 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 |
|-----------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| Commerical Greenhouse | 6     | Finished      | 3000       | 0    | 0     | 2015   | 2015       |           | Y N       |

**Accessories**

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

Bldg: 4 Code Area: 92430 Stat Class: 332 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 3264 % Complete: 100  
 Desc: Commercial Greenhouse (CG) Dimensions: RMV: 5490  
 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      |
|-----------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Commerical Greenhouse | 4     | Finished      | 3264       | 0    | 0     | 2005   | 2005       | Exception: Y N |

**Accessories**

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

|                                  |                  |                 |                |                       |               |                 |
|----------------------------------|------------------|-----------------|----------------|-----------------------|---------------|-----------------|
| Bldg: 5                          | Code Area: 92430 | Stat Class: 332 | Year Blt: 2005 | Eff Year Blt: 2005    | Sq.Ft: 3264   | % Complete: 100 |
| Desc: Commercial Greenhouse (CG) |                  |                 |                | Dimensions: RMV: 5490 |               |                 |
| 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      |
|-----------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Commerical Greenhouse | 4     | Finished      | 3264       | 0    | 0     | 2005   | 2005       | Exception: Y N |

**Accessories**

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

HC 321 FAIR package EYB YR 2019 18x12  
new exception.



# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W14A 01900

File No R59125

SUBJECT

Property Address 5135 RIVER RD S

City SALEM

County MARION

State OR

Zip 97302

Owner

Client

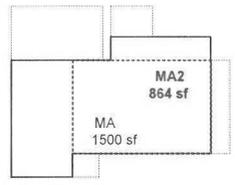
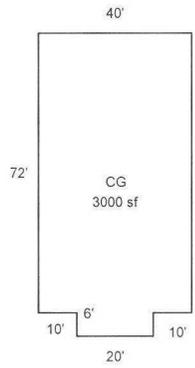
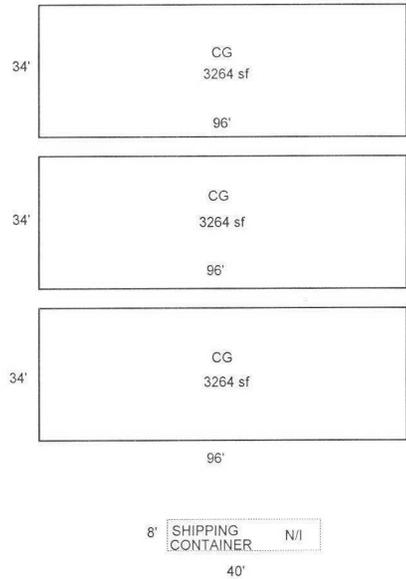
Appraiser Name

HC

 12  
 18  
 2019

R59125  
 084W14A 01900  
 SCALE=1:50  
 N

IMPROVEMENTS SKETCH



SEE PAGE 2 FOR DIMENSIONS

Scale: 1" = 50'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code              | Description | Factor | Net Size             | Perimeter | Net Totals |
|-------------------|-------------|--------|----------------------|-----------|------------|
| GLA1              | MA          | 1.00   | 1500                 | 176       | 1500       |
| GLA2              | MA2         | 1.00   | 864                  | 120       | 864        |
| GBA1              | CG          | 1.00   | 3264                 | 260       |            |
|                   | CG          | 1.00   | 3264                 | 260       |            |
|                   | CG          | 1.00   | 3264                 | 260       |            |
|                   | CG          | 1.00   | 3000                 | 236       | 12792      |
| P/P               | DF          | 1.00   | 336                  | 76        |            |
|                   | DF          | 1.00   | 88                   | 38        |            |
|                   | DF          | 1.00   | 120                  | 58        |            |
|                   | PR          | 1.00   | 42                   | 26        | 586        |
| Net LIVABLE Area  |             |        | (rounded w/ factors) |           | 2364       |
| Net BUILDING Area |             |        | (rounded w/ factors) |           | 12792      |

### Comment Table 1

APEX BY CE 9/13/10  
 UPDATED BY JRONDEMA 10/9/15

### Comment Table 2      Comment Table 3

GRH 8/26/25 Cycle L3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W14A 01900

File No R59125

SUBJECT

Property Address 5135 RIVER RD S

City SALEM

County MARION

State OR

Zip 97302

Owner

Client

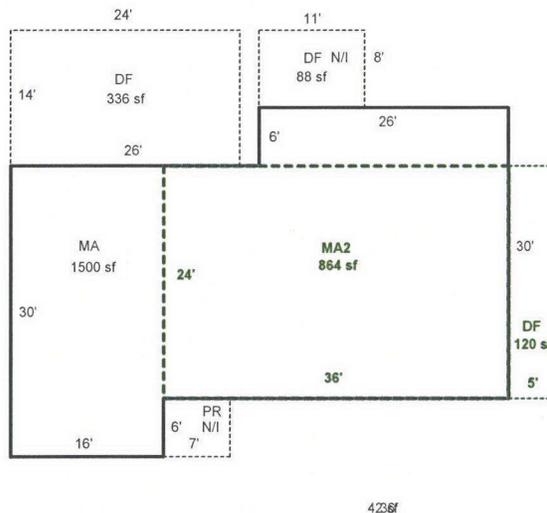
Appraiser Name

IMPROVEMENTS SKETCH

R59125  
084W14A 01900  
SCALE=1:20



SEE PAGE 1 FOR ALL BUILDINGS



Scale: 1" = 50'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GLA1 | MA          | 1.00   | 1500     | 176       | 1500       |
| GLA2 | MA2         | 1.00   | 864      | 120       | 864        |
| P/P  | DF          | 1.00   | 336      | 76        |            |
|      | DF          | 1.00   | 120      | 58        | 456        |

#### Comment Table 1

APEX BY CE 9/13/10  
UPDATED BY JRONDEMA 10/9/15

#### Comment Table 2

#### Comment Table 3

GRH 8/26/25 Cycle L3

Net LIVABLE Area (rounded w/ factors) 2364