

Acct ID: 559126 MTL: 084W14A002000 Date: 8.26.25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 5045 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 123732 Year: 2025

Last Date Appraised: 12/18/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: MATTHEW R & JOSELYN S LOKAN LT

Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCP TTO INSP

AV: 260940

RMV Land: 225330 RMV Imp: 333590 RMV Total: 558920 MAV: 260940 MSAV: 0

SAV: 0

Comment:

Notations

update inv

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 0.74 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 185330 Exception: Y N
 Adjustment(s): H2OGR Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO AVERAGE

22-23: Traffic adjustment removed due to market study
 17-18: SV #73 CHG WATER ADJ, ADD TRAFFIC ADJ, CHG OSD// 10-11: CYCLE WORK PER #42 ADD WATER AND TOPO ADJ// 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 144 Year Blt: 1969 Eff Year Blt: 1977 Sq.Ft: 2448 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 333590
 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	1353	1	FB-1	1969	1977	KIT-, ROOF, FP - 1, HVAC, BATH - 1	Y N
Attic	4	Finished	270	0	FB-1/ HB-1	1969	1977	HVAC, BTH - 1	Y N
Basement	4	Finished	825	2	FB-1	1969	1977	BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<i>VI4 Avg</i> CONCRETE DRIVEWAY	4	1600	2019	5096	1	Y N
DECK	4	110	2017	2347	1	Y N
DECK	4	1078	1989	17895	1	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



SKETCH/AREA TABLE ADDENDUM

Parcel No 084W14A 02000

File No R59126

Property Address 5045 RIVER RD S

City SALEM

State OR

Zip 97302

Owner

Client

Appraiser Name

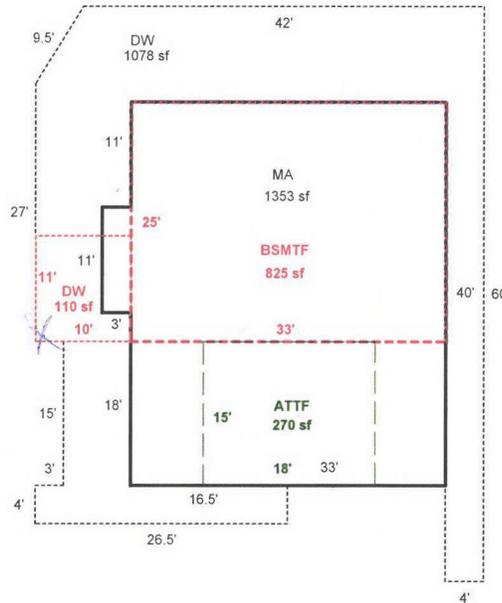
R59126
084W14A 02000
SCALE=1:20



IMPROVEMENTS SKETCH

PP
Cover

AD
1600



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1353	152	1353
GLA2	ATTF	1.00	270	66	270
GLA0	BSMTF	1.00	825	116	825
P/P	DW	1.00	1078	343	
	DW	1.00	110	42	1188

Comment Table 1

APEX BY CE 9/9/10
UPDATED BY JRONDEMA 12/14/17
UPDATED BY JRONDEMA 4/27/18

Comment Table 2

GRH 8/27/25

Comment Table 3

Cycle 13

Net LIVABLE Area (rounded w/ factors) 2448