

Acct ID: 559128 MTL: 084W14A002400 Date: 08.26.25 Appr: GRH Prop Class: 401 RMV Prop Class: 401  
 Situs: 5215 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 123734 Year: 2025

Last Date Appraised: 12/30/2022 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: RYAN, ALICIA Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 276600  
 RMV Land: 306580 RMV Imp: 347690 RMV Total: 654270 MAV: 276600 MSAV: 0 SAV: 0  
 Comment: 23-24: L3 12/30/22 GRH

## Update inv

### Notations

No notation data available.

### OSDs

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

### Land

Site: 1 Code Area: 92430 Size: 1.92 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 266580 Exception: Y N  
 Adjustment(s): H2OGR Fire Patrol: Description:  
 Comments: 10-11: CYCLE WORK PER #42 ADD WATER ADJ// 01-02: REAPP

### Improvements - Residence / Manufactured Structures

1827

Bldg: 2 Code Area: 92430 Stat Class: 142 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 1810 % Complete: 100  
 Desc: Multi Story above grade Dimensions: RMV: 325530  
 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	<del>113</del> 1130	1	FB-1	2013	2013	KIT+, ROOF, FP - 1, HVAC, BATH - 1	Y <u>N</u>
Second Floor	4	Finished	697	2	FB-1	2013	2013	HVAC, BATH - 1	Y N

### Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2013	40660	1	Y N

### Improvements - Accessory Buildings

Bldg: 1 Code Area: 92430 Stat Class: 341 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 120 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 3660  
 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
Multi-Purpose Bldg	6	Finished	120	0	0	2007	2007	Fair	Y <u>N</u>

### Accessories

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

Bldg: 3 Code Area: 92430 Stat Class: 905 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 0 % Complete: 100  
 Desc: Rural Solar Panel/Array Dimensions: RMV: 18500  
 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
No floor data available								

### Accessories

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



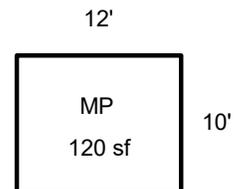
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 559128 Parcel No.: 084W14A 02400  
 Property Address: 5215 RIVER RD S  
 City: SALEM County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**559128**  
**084W14A 02400**  
 SCALE = 1:20



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	120.0
MA2	MA2	1.0	698.2	120.1	698.2
MA	MA	1.0	1113.0	156.0	1113.0

### COMMENT TABLE 1

APEX BY CE 9/9/10  
 UPDATED BY CJURAN 09/22/2022 555-22-007923  
 UPDATED BY CJURAN 02/08/2023  
 UPDATED BY CLOBERG 09/04/25

### COMMENT TABLE 2

GRH 12/30/2022  
 GRH 08/26/25

### COMMENT TABLE 3

TAGS L2  
 CYCLE L3

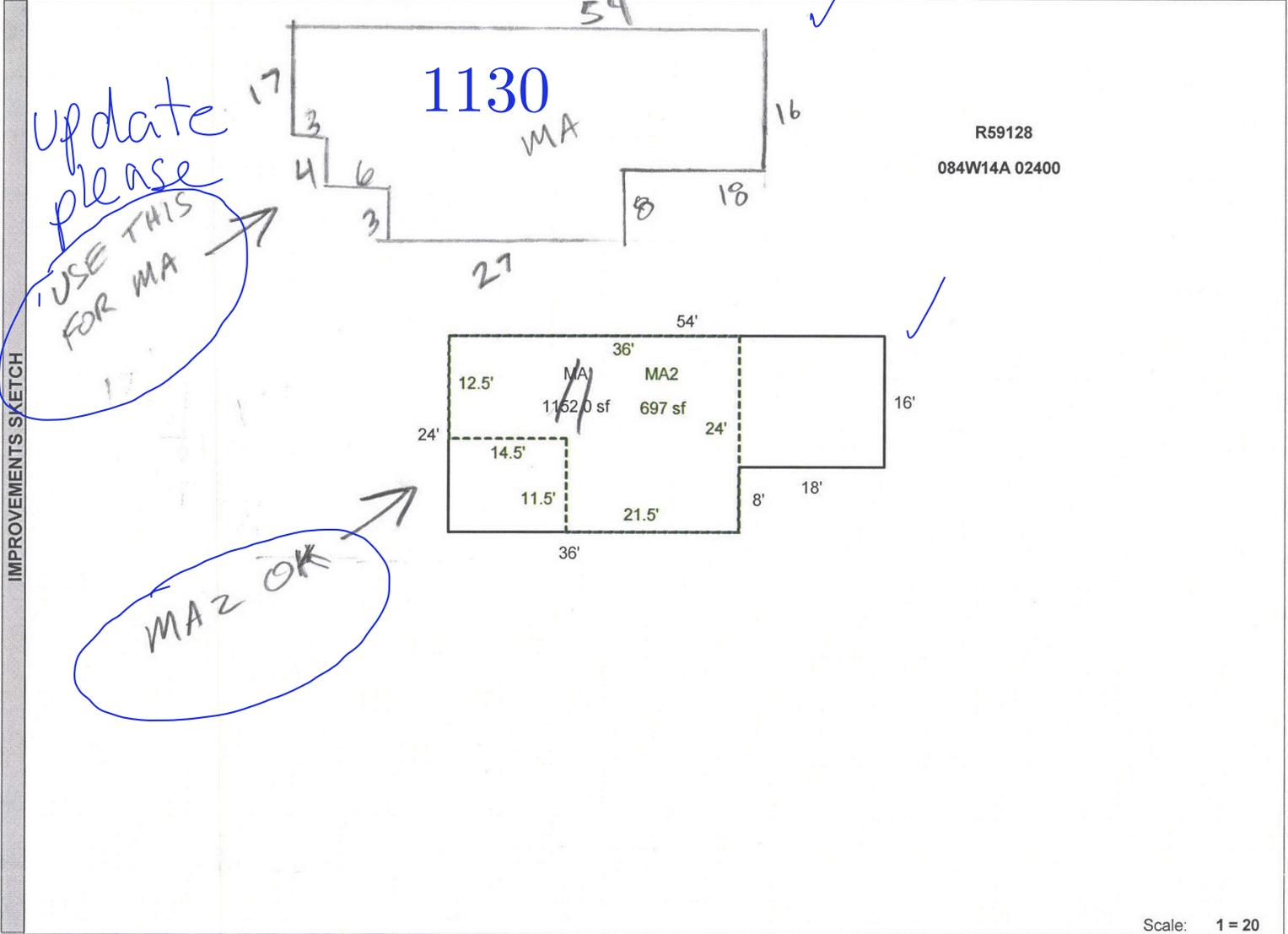
Net LIVABLE	cnt	2	(rounded)		1,811
Net BUILDING	cnt	1	(rounded)		120

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W14A 02400

File No R59128

SUBJECT	Property Address <b>5215 RIVER RD S</b>	State <b>OR</b>	Zip <b>97302</b>
	City <b>Salem</b>		
	Owner		
	Client		
	Appraiser Name		



Scale: 1 = 20

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals	DRAWN BY SRAGSDALE 1/6/14					
	GLA1	MA	1.00	1152.0	156.0	1152.0						
	GLA2	MA2	1.00	697.3	120.0	697.3						
	Net LIVABLE Area (rounded w/ factors)						1849	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">COMMENT TABLE 2</th> <th style="width: 50%; text-align: center;">COMMENT TABLE 3</th> </tr> <tr> <td style="padding: 5px;">GRH 12/30/2022 <b>GRH 08.26.25</b></td> <td style="padding: 5px;">TAGS L2 <b>L3 cycle.</b></td> </tr> </table>		COMMENT TABLE 2	COMMENT TABLE 3	GRH 12/30/2022 <b>GRH 08.26.25</b>
COMMENT TABLE 2	COMMENT TABLE 3											
GRH 12/30/2022 <b>GRH 08.26.25</b>	TAGS L2 <b>L3 cycle.</b>											

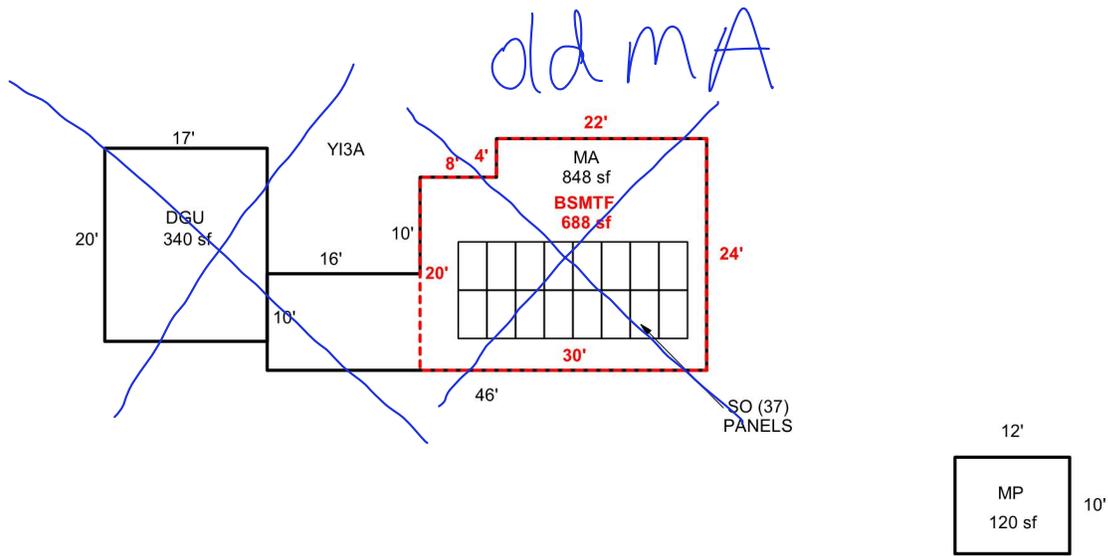
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 559128 Parcel No.: 084W14A 02400  
 Property Address: 5215 RIVER RD S  
 City: SALEM County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

**559128**  
**084W14A 02400**  
 SCALE = 1:20



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	120.0	44.0	120.0
GLA1	MA	1.0	848.0	140.0	848.0
GLA5	BSMTF	1.0	688.0	108.0	688.0
AGF	DGU	1.0	340.0	74.0	340.0

### COMMENT TABLE 1

APEX BY CE 9/9/10  
 UPDATED BY CJURAN 09/22/2022 555-22-007923  
 UPDATED BY CJURAN 02/08/2023

### COMMENT TABLE 2

GRH 12/30/2022  
[GRH 08.26.25](#)

### COMMENT TABLE 3

TAGS L2  
[L3 cycle.](#)

Net LIVABLE	cnt	1	(rounded)	1,536
Net BUILDING	cnt	1	(rounded)	120