

Acct ID: 533595 MTL: 084W12BC00201 Date: **10/8/25** Appr: **GRH** Prop Class: 401 RMV Prop Class: 401  
 Situs: 4360 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 69520 Year: 2025

Last Date Appraised: 07/26/2010 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Alt Energy System)

Owner: GOODERHAM, AARON J & GOODERHAM, LINDA F Last Sales Date: 05/31/2007 Roll Type: R  
 Cycle **Tag** Sales Verification Other: \_\_\_\_\_ Inspection level: 1 **2** 3 4 **LCB** **TTO** INSP AV: 300130  
 RMV Land: 269290 RMV Imp: 215100 RMV Total: 484390 MAV: 300130 MSAV: 0 SAV: 0  
 Comment:

**OSDs** *Solar Panel @100%, update inv, Add EP & LTH*

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

**Land**

Site: 1 Code Area: 92430 Size: 1.49 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 219290 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 01-02; REAPPRAISAL

**Improvements - Residence / Manufactured Structures**

Bldg: 2 Code Area: 92430 Stat Class: 131 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 720 % Complete: 100.00  
 Desc: One Story Only Dimensions: RMV: 140470  
 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	720	1	FB-1	2000	2000	HVAC, KIT-, BATH - 1, ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	1	2000	28248	1

Bldg: 4 Code Area: 92430 Stat Class: 457 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1512 % Complete: 100.00  
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 58240  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1512	0	FB-2	1993	1993	SKRT+, HVAC+, KIT-, ROOF+, BATH+, BATH - 2	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3 Code Area: 92430 Stat Class: 351 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 1152 % Complete: 100.00  
 Desc: General Purpose Building (GB) Dimensions: 48x24 RMV: 16390  
 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	5	Finished	1152	0	0	2007	2007	FAIR <i>Avg</i>	Y N

**Accessories**

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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009611	83540	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	46840	0	R	Solar Array 19.2kW on Pole Building Roof @ \$46,840

ACCOUNT # 533595 DATE: 10/8/25 RMV CLASS \_\_\_\_\_ PROP CLASS \_\_\_\_\_  
 MTL \_\_\_\_\_ APPR GPH TAG Y (N) \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

*Solar* STAT 905 QLTY + - FLOOR \_\_\_\_\_  
 AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
 ROOF + HVAC +  
 BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
 FIREPLACE: \_\_\_\_\_  
 KITCHEN - +  
 YR BLT 2025 EFF YR 2025 ECON \_\_\_\_\_  
 % COMP 100 % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
 EXCEPT Y (N) LUMP SUM: \_\_\_\_\_  
 MISC: \_\_\_\_\_  
 YI CLASS \_\_\_\_\_ F G A E  
 SKIRT + LIN FT \_\_\_\_\_  
 COMMENT: Exempt

TYPE EP  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR 12x10  
 AVERAGE \_\_\_\_\_  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT 2014  
 EFF YR 2014  
 % COMP 100  
 EXCEPT (Y) N  
 MISC: \_\_\_\_\_

TYPE LTH  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR 12x24  
 AVERAGE \_\_\_\_\_  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT 2014  
 EFF YR 2014  
 % COMP 100  
 EXCEPT (Y) N  
 MISC: \_\_\_\_\_

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: \_\_\_\_\_

COMMENT: New since last appraisal

COMMENT: New since last appraisal

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 MP  
 STAT / CLASS \_\_\_\_\_  
 SIZE \_\_\_\_\_  
 FAIR 10x10  
 AVERAGE \_\_\_\_\_  
 GOOD \_\_\_\_\_  
 EXCELLENT \_\_\_\_\_  
 BATH \_\_\_\_\_  
 YR BLT 2017  
 EFF YR 2017  
 % COMP 100  
 EXCEPT Y (N)  
 MISC: \_\_\_\_\_

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

COMMENT: I/o under 100 sq

COMMENT: \_\_\_\_\_



# SKETCH/AREA TABLE ADDENDUM

Parcel No R33595

File No 084W12CB00201

SUBJECT

Property Address 4360 River Rd S

City Salem

State OR

Zip 97302

Owner

Client

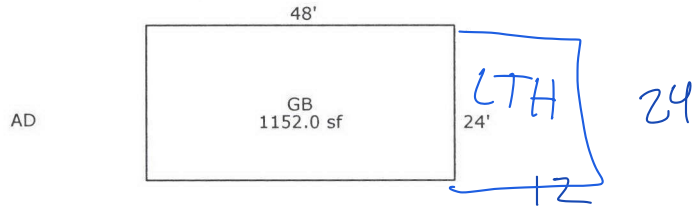
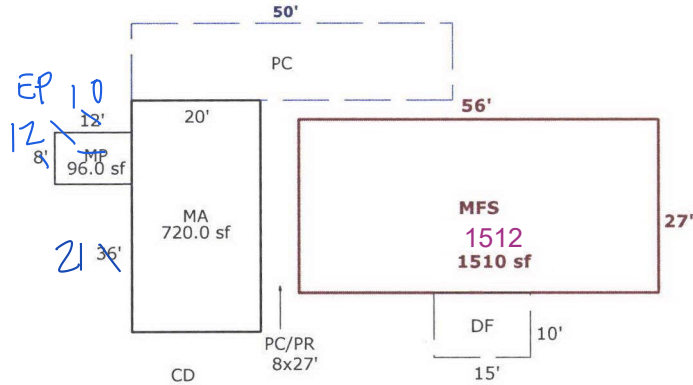
Appraiser Name

IMPROVEMENTS SKETCH

**APEX UPDATED**

R33595  
084W12BC00201

N/V  
Shed



Scale: 1 = 30

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MFS	1.00	1512.0	166.0	
	MA	1.00	720.0	112.0	2232.0
P/P	DF	1.00	150.0	50.0	150.0
OTH	GB	1.00	1152.0	144.0	
	MP	1.00	96.0	40.0	1248.0

## Comment Table 1

Apex Jane 8/4/10

## Comment Table 2

GRH 10/8/25

## Comment Table 3

TAGS LZ

Net LIVABLE Area (rounded w/ factors) 2232