

Acct ID: 533807 MTL: 084W36DC00900 Date: **8.13.25** Appr: **GRH** Prop Class: 451 RMV Prop Class: 451
 Situs: 4346 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58209 Year: 2025

Last Date Appraised: 10/12/2010 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: YOAKUM, PETER J & YOAKUM, TRINA D Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 **LCBO TTO** INSP AV: 326480
 RMV Land: 290780 RMV Imp: 250200 RMV Total: 540980 MAV: 326480 MSAV: 0 SAV: 0
 Comment:

Notations Update inv
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR Average	40000	14460	0

Land

Site: 1 Code Area: 14460 Size: 1.64 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural Restrictive Description: TWO HILL DRY RMV: 250780 Exception: Y N
 Adjustment(s): H2OGR, GSOIL Fire Patrol: Description:
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO GOOD
 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 133 Year Blt: 1956 Eff Year Blt: **1983** Sq.Ft: 1725 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 171600
 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	1325	2	FB-1	1956	1983	KIT-, HVAC, ROOF, BATH - 1	Y N
Basement	3	Finished	400	X	0	1956	1983	HVAC+	Y N

Accessories

3+ - Exterior trim thick
 - Deck with roof front and back
 - Shows Curb appeal

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1983	13097	1	Y N

Bldg: 2 Code Area: 14460 Stat Class: 148 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 70140
 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
Garage Oversized Detached	4	Unfinished	1064	0	0	1999	1999	ROOF HVAC+	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14460 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 72 % Complete: 100
 Desc: Multi Purpose Shed (MP) **GONE** Dimensions: 6x12 RMV: 0
 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	4	Finished	72	0	0	2000	2000		Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 72 % Complete: 100
 Desc: Multi Purpose Shed (MP) **GONE** Dimensions: 6x12 RMV: 0
 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
Multi-Purpose Bldg	4	Finished	72	0	0	2000	2000	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 14460 Stat Class: 341 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 288 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 12x24 RMV: 8460

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
Multi-Purpose Bldg	6	Finished	288	0	0	2009	2009	FAIR <i>Avg</i> Exception: Y N

Accessories

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

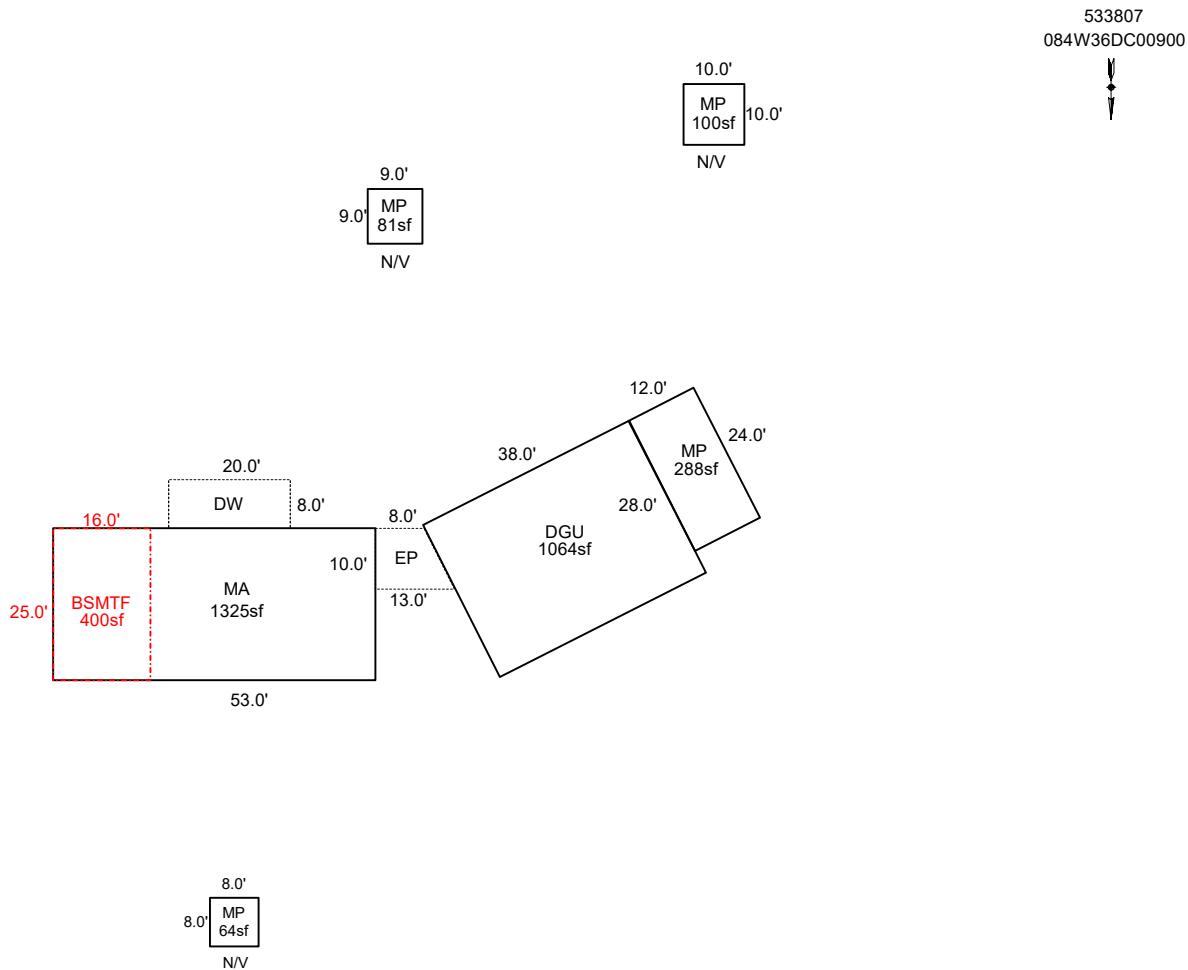


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533807 Parcel No.: 084W36DC00900
 Property Address: 4346 Riverside Rd S
 City: Salem County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

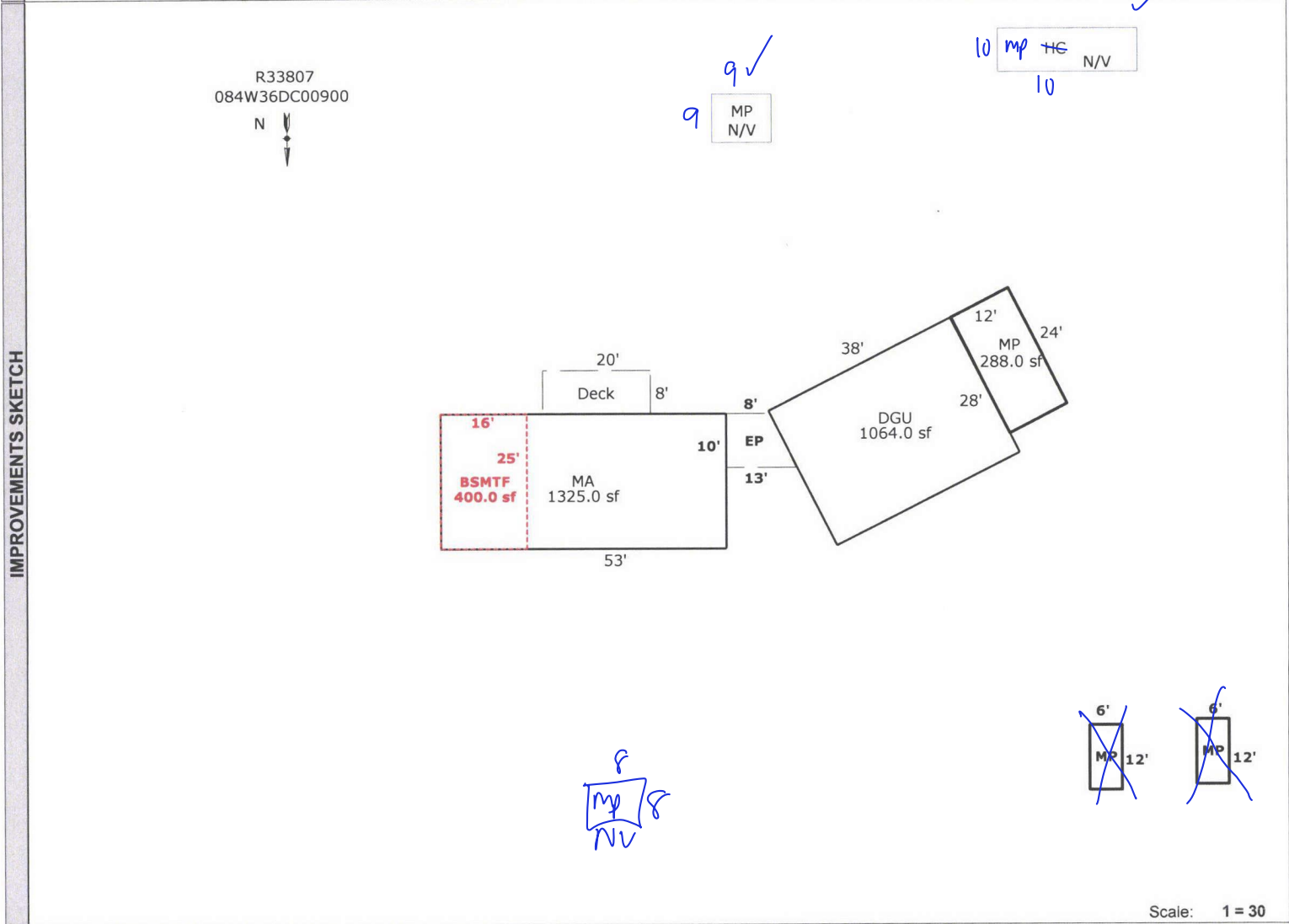
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	MP	1.0	288.0	72.0		Apex 1/06/2011 Jane UPDATED BY CLOBERG 10/14/25	
	MP	1.0	81.0	36.0			
	MP	1.0	100.0	40.0			
	MP	1.0	64.0	32.0	533.0		
GLA1	MA	1.0	1325.0	156.0	1325.0		
BSMT	BSMTF	1.0	400.0	82.0	400.0		
GAR	DGU	1.0	1064.0	132.0	1064.0		
P/P	DW	1.0	160.0	56.0		COMMENT TABLE 2 GRH 08/13/25	
	EP	1.0	105.0	42.2	265.0		
	Net LIVABLE	cnt	0 (rounded)		1,325		
	Net BUILDING	cnt	4 (rounded)		533		

SKETCH/AREA TABLE ADDENDUM

Parcel No **R33807**

File No **084W36DC00900**

SUBJECT	Property Address 4346 Riverside Rd S	City Salem	State OR	Zip 97306
	Owner			
	Client			
	Appraiser Name			



Scale: 1 = 30

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	Apex 1/06/2011 Jane	
	GLA1	MA	1.00	1325.0	156.0	1325.0		
	GBA1	MP	1.00	72.0	36.0			
	MP	1.00	72.0	36.0		Comment Table 2 Comment Table 3		
	MP	1.00	288.0	72.0	432.0			
BSMT	BSMTF	1.00	400.0	82.0	400.0	GRH 8/13/25 Cycle L2		
GAR	DGU	1.00	1064.0	132.0	1064.0			
P/P	Deck	1.00	160.0	56.0				
	EP	1.00	105.0	42.2	265.0			
	Net LIVABLE Area		(rounded w/ factors)			1325		
	Net BUILDING Area		(rounded w/ factors)			432		