

Summary

Lead Appr: WW 11/10 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date:
9/29/2025

Acct ID: 533812 MTL: 084W36DC00100 Date: 11/6/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451
Situs: 4396 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 58219 Year: 2025

Last Date Appraised: 08/13/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:
Owner: KEITH, LANCE Last Sales Date: 07/30/2025 Roll Type: R
Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 292330
RMV Land: 242400 RMV Imp: 489620 RMV Total: 732020 MAV: 292330 MSAV: 0 SAV: 0
Comment: 25-26" L3 08.13.25 GRH

RMLS: 136240447
DOM 69 DAYS
SALE CODE 30

OSDs

No change

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

Land

Site: 1 Code Area: 14460 Size: 1.11 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 202400 Exception: Y N
Adjustment(s): GSOIL Fire Patrol: Description:
Comments: 18-19: PER #31 EDIT #3A, CHG LAND SCH// 18-19: PER #24 ADD OSD / 2000-2001; MARKET LAND VALUES UPDATED /01-02;
REAPPRAISAL 03-04: PART TOTALS UPDATED

Improvements - Residence / Manufactured Structures

Bldg: 2 Code Area: 14460 Stat Class: 141 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2564 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 465130
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	2564	3	FB-2/ HB-1	2017	2017	KIT-, HVAC, BATH - 2, ROOF, BTH - 1	Y N
Garage Attached	4	Finished	484	0	0	2017	2017	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2017	31137	1	Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 14460 Stat Class: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 1728 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 36x48 RMV: 24490
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	1728	0	0	2008	2008	FAIR	Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36DC00100

File No R33812

Property Address 4396 RIVERSIDE RD S

City SALEM

County Marion

State OR

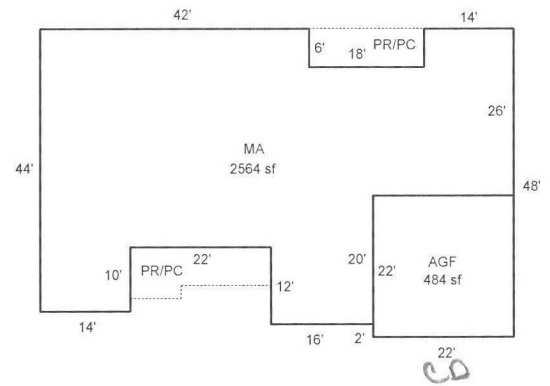
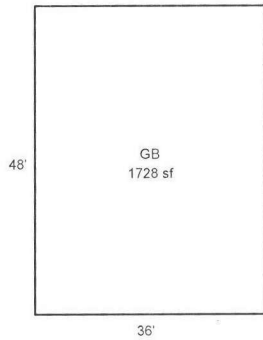
Zip 97306

Owner

Client

Appraiser Name

R33812
084W36DC00100
SCALE=1:30



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2564	272	2564
GBA1	GB	1.00	1728	168	1728
GAR	AGF	1.00	484	88	484

Comment Table 1

APEX by AC 10/02/12
UPDATED BY JRONDEMA 5/4/17

Comment Table 2

12-20-17 #24 - MA @ 100%

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 2564
Net BUILDING Area (rounded w/ factors) 1728

IMPROVEMENTS SKETCH

AREA CALCULATIONS

SUBJECT