

Summary

Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GRH

Print Date: 9/29/2025

Acct ID: 533831 MTL: 084W36C000600 Date: 11/5/25 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
Situs: 4755 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 60675 Year: 2025

Last Date Appraised: 08/13/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: THERESA A MCCARTT LT Last Sales Date: 02/26/2025 Roll Type: R  
Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 222250  
RMV Land: 283740 RMV Imp: 220180 RMV Total: 503920 MAV: 222250 MSAV: 0 SAV: 0  
Comment: 25-26: L3 08.13.25 GRH

MLS: 823566  
DOM: 89 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: 2.57 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
Class: 6H Value Source: Rural Restrictive Description: SIX HILL RMV: 243740 Exception: Y N  
Adjustment(s): FSOIL Fire Patrol: Description:  
Comments: 01-02: REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 131 Year Blt: 1975 Eff Year Blt: 1993 Sq.Ft: 1448 % Complete: 100.00  
Desc: One Story Only Dimensions: RMV: 214920  
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	1448	3	FB-1	1975	1993	KIT-, FP - 1, HVAC, ROOF, BATH - 1	Y N
Garage Attached	3	Finished	336	0	0	1975	1993	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	3	1	1993	16371	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 14460 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 800 % Complete: 100.00  
Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 5000  
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	6	Finished	800	0	0	1979	1979	AVG	Y N

Accessories

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

Bldg: 3 Code Area: 14460 Stat Class: 354 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 320 % Complete: 100.00  
Desc: Lean-to Light (LTL) Dimensions: 40x8 RMV: 260  
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
Lean-to Light Duty	4	Finished	320	0	0	1975	1975		Y N

Accessories

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

Bldg: 5 Code Area: 14460 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 30 % Complete: 100.00  
Desc: Accessory Improvements & Misc. Dimensions: 5x6 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
Pump House	0	Finished	30	0	0	2000	2000		Y N

# SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36C 00600

File No R33831

Property Address 4755 RIVERSIDE RD S

City SALEM

County MARION

State OR

Zip 97306

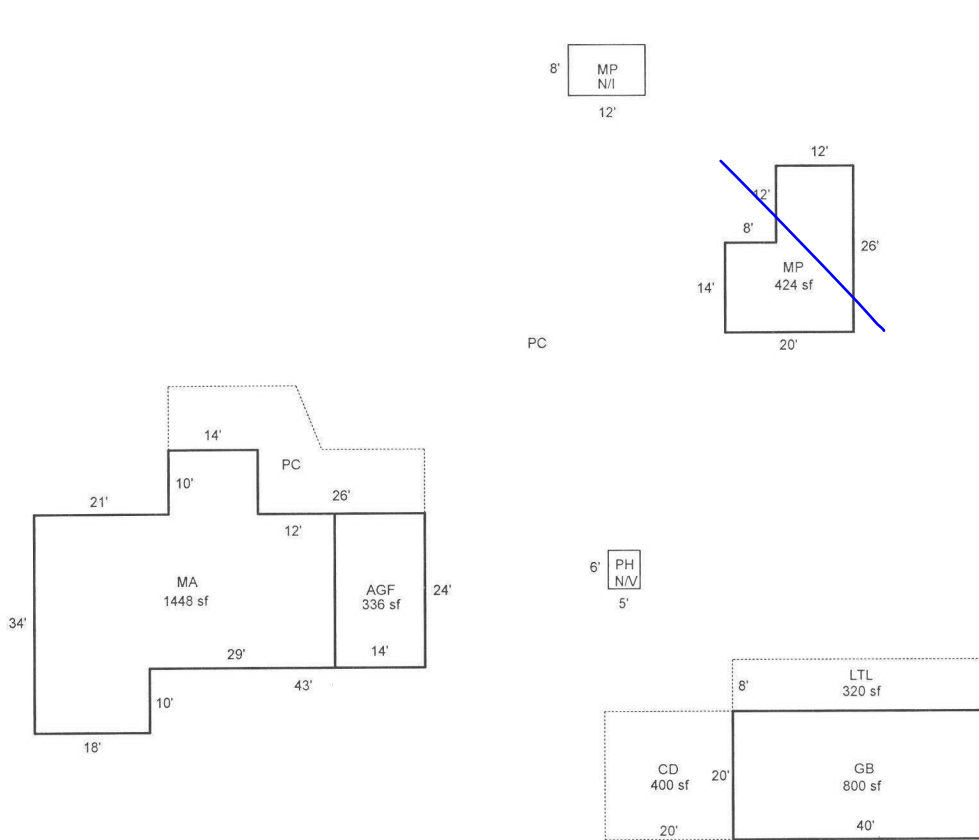
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



R33831  
084W36C 00600  
SCALE=1:30



APEX UPDATED FROM  
LAST APPRAISAL

Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1448	182	1448
GBA1	GB	1.00	800	120	
	LTL	1.00	320	96	
	MP	1.00	424	92	1544
GAR	AGF	1.00	336	76	336
P/P	CD	1.00	400	80	400
Net LIVABLE Area (rounded w/ factors)					1448
Net BUILDING Area (rounded w/ factors)					1544

### Comment Table 1

DRAWN BY JRONDEMA 5/14/18

### Comment Table 2

GRH 11.05.25

### Comment Table 3

S.V L4