

Summary

hold for lcm

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

ww 10/30

9/29/2025

Acct ID: 552683 MTL: 072W28CD00700 Date: 103-25 Appr: Genu Prop Class: 451 RMV Prop Class: 451
Situs: 210 59TH AVE SE SALEM OR 97317 MaSaNh: 01 06 000 Unit: 130191 Year: 2025

INPUT 10-21-25 Genu

Last Date Appraised: 08/24/2015 Appraiser: CLINT LUKE Tag: Y Tag info:

Owner: BIVIANO, JONATHAN D & BIVIANO, TRACEY L Last Sales Date: 04/19/2019 Roll Type: R

Cycle ag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 273070

RMV Land: 302630 RMV Imp: 343180 RMV Total: 645810 MAV: 273070 MSAV: 0 SAV: 0

Comment:

25-004724 18x18 PATIO COVER - UPGRADE

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92410	0

Y1

Land

FINISHED 9/23/25

Site: 1 Code Area: 92410 Size: 18295 Sqft Use Code: 005 Zone: REST SAV Use: Exception: 0
Class: 2BD Value Source: Rural Restrictive Description: TWO BENCH DRY RMV: 252630 Exception: Y N

Adjustment(s): H2OFR, GSOIL Fire Patrol: Description:

Comments: 4-29-05 CHANGED PER TOMMY R.(#15) TO CALCULATE ACREAGE YEAR 2005,SCHEDULE 009.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 141 Year Blt: 1969 Eff Year Blt: 1990 Sq.Ft: 1665 % Complete: 100.00
Desc: One Story Only Dimensions: RMV: 324040
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	1665	3	FB-2/ HB-1	1969	1990	ROOF, FP - 2, HVA, KIT, BTH - 2, BATH - 2	Y N
Garage Attached	4	Finished	504	0	0	1969	1990	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	204	1990	3725	1	Y N
YARD IMPROVEMENTS AVERAGE	4	1	1990	26643	1	Y N

Bldg: 2 Code Area: 92410 Stat Class: 108 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100.00
Desc: Residential Other Improvements Dimensions: 10x12 RMV: 4980
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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	120	1988	4694	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 800 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 14160
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 20x30 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	2005	2005	FAMR	Y N

Accessories

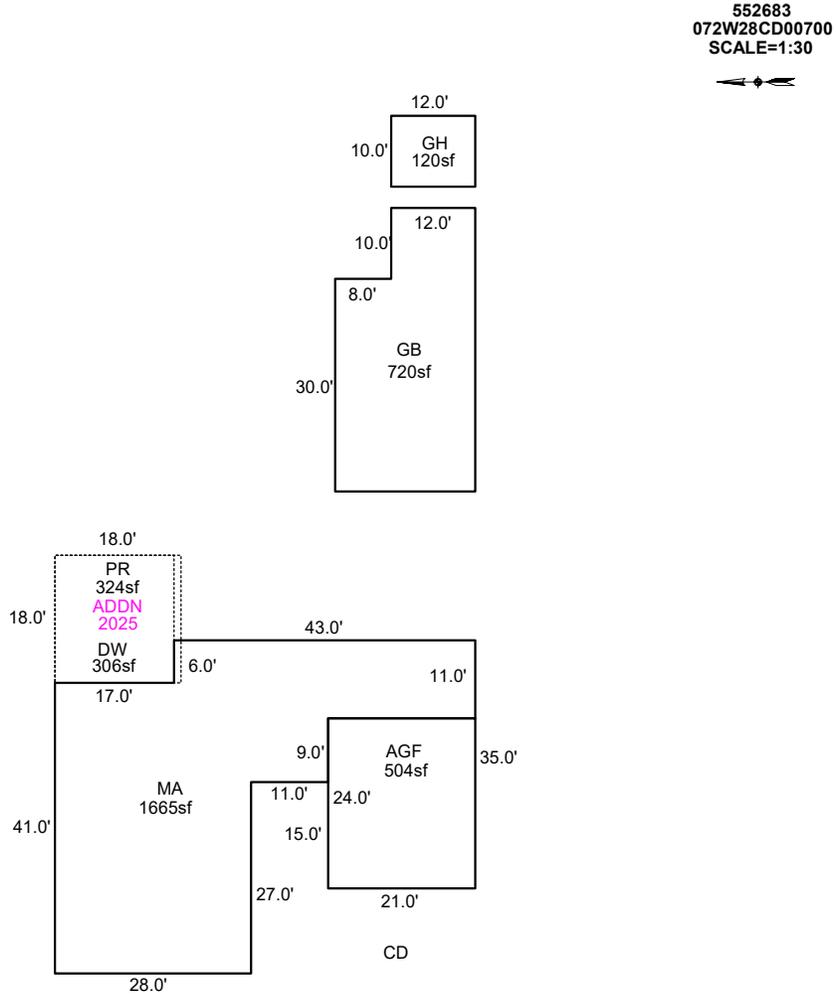
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 552683 Parcel No.: 072W28CD00700
 Property Address: 210 59TH AV SE
 City: SALEM County: MARION State: OR ZipCode: 97317
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GH	1.0	120.0	44.0	120.0
GBA2	GB	1.0	720.0	120.0	720.0
GLA1	MA	1.0	1665.0	214.0	1665.0
GAR	AGF	1.0	504.0	90.0	504.0
P/P	DW	1.0	306.0	70.0	
	PR	1.0	324.0	72.0	630.0

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/11/15
 UPDATED BY CLOBERG 09/04/25 25-004724 PR
 UPDATED BY CLOBERG 10/15/25

COMMENT TABLE 2

CLUKE 10/03/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE	cnt	0	(rounded)		1,665
Net BUILDING	cnt	2	(rounded)		840