

**Summary** Lead Appr: ww Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: 9/29/2025

Acct ID: 519508 MTL: 062W18C001200 Date: 02.13.26 Appr: GRH Prop Class: 451 RMV Prop Class: 451  
 Situs: 8955 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 28680 Year: 2025

Last Date Appraised: 10/31/2016 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: ULVEN, ADAH Last Sales Date: 05/12/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 242430

RMV Land: 260820 RMV Imp: 352400 RMV Total: 613220 MAV: 242430 MSAV: 0 SAV: 0

Comment:

MLS 814917  
DOM 353  
SALE CODE 30

NO CHANGE

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	01410	0

**Land**

Site: 1 Code Area: 01410 Size: 1.66 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0  
 Class: 2BD Value Source: Rural Restrictive Description: RMV: 210820 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 06-07: RECALC SETUP, APPR NO 42, 10/12/05

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 01410 Stat Class: 144 Year Blt: 1910 Eff Year Blt: 1950 Sq.Ft: 2200 % Complete: 100.00  
 Desc: Multi Story above grade with basement Dimensions: RMV: 330340  
 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: Y N
First Floor	4	Finished	1360	0	FB-1/ HB-1	1910	1950	FP - 1, HVAC+, ROOF, KIT, BTH - 1	Y N
Second Floor	4	Finished	840	3	FB-1	1910	1950	HVAC+, BATH - 1	Y N
Basement	4	Unfinished	1020	0	0	1910	1950		Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ENCLOSED PORCH	4	240	1950	5386	1	Y N
YARD IMPROVEMENTS FAIR	5	1	1950	22077	1	Y N

Bldg: 2 Code Area: 01410 Stat Class: 138 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100.00  
 Desc: Res other improvements Dimensions: RMV: 22060  
 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: Y N
Garage Detached	3	Unfinished	324	0	0	1950	1950	ROOF	Y N

**Accessories**

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

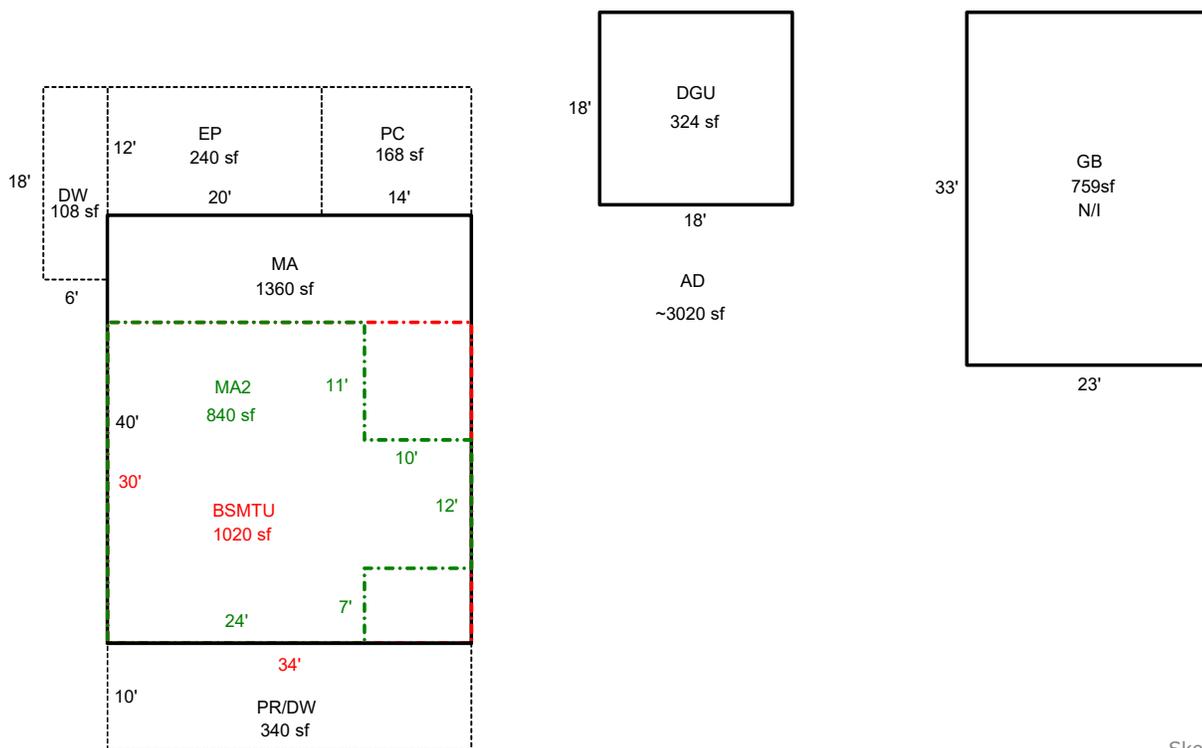
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 519508 Parcel No.: 062W18C 01200  
 Property Address: 8955 RIVER RD N  
 City: SALEM County: State: OR ZipCode: 97303  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

519508  
062W18C 01200  
SCALE=1:20



Sketch by ApexSketch

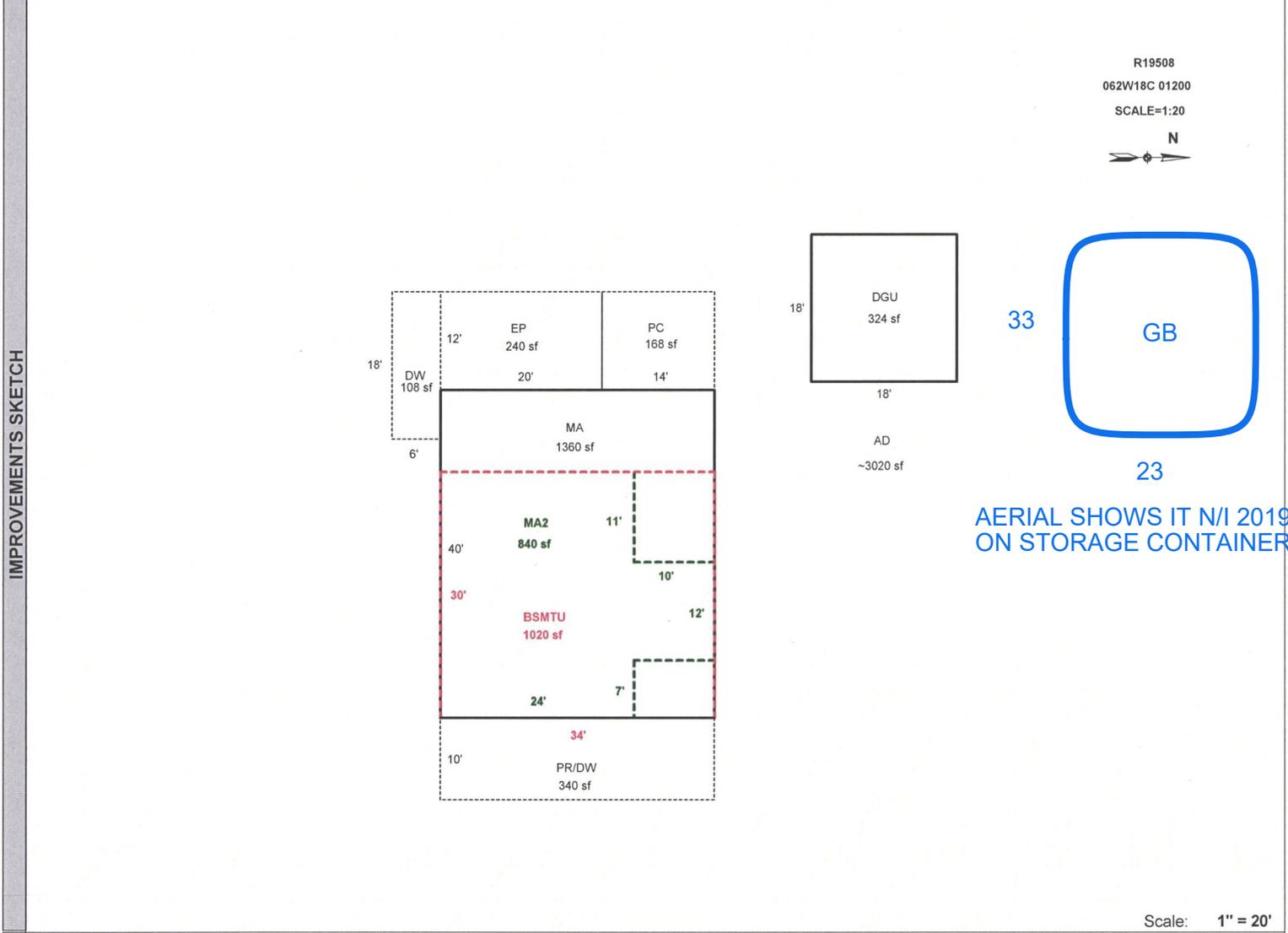
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	MA	1.0	1360.0	148.0	1360.0	APEX BY CE 5/11/09 UPDATED BY JRONDEMA 11/10/16 UPDATED BY CLOBERG 02/20/26	
GLA2	MA2	1.0	840.0	128.0	840.0		
BSMT	BSMTU	1.0	1020.0	128.0	1020.0		
GAR	DGU	1.0	324.0	72.0	324.0		
GB	GB	1.0	759.0	112.0	759.0		
P/P	EP	1.0	240.0	64.0			
	PR/DW	1.0	340.0	88.0			
	PC	1.0	168.0	52.0			
	DW	1.0	108.0	48.0	856.0		
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 02/13/26	SV L4
Net LIVABLE		cnt	2	(rounded)	3,283		

# SKETCH/AREA TABLE ADDENDUM

Parcel No 062W18C 01200

File No R19508

SUBJECT	Property Address <b>8955 RIVER RD N</b>	State <b>OR</b>	Zip <b>97303</b>
	City <b>SALEM</b>		
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 20'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1360	148	1360
GLA2	MA2	1.00	840	128	840
BSMT	BSMTU	1.00	1020	128	1020
GAR	DGU	1.00	324	72	324
P/P	EP	1.00	240	64	
	PR/DW	1.00	340	88	
	PC	1.00	168	52	
	DW	1.00	108	48	856
Net LIVABLE Area (rounded w/ factors)					2200

Comment Table 1

APEX BY CE 5/11/09  
UPDATED BY JRONDEMA 11/10/16

Comment Table 2

Comment Table 3