

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 9/26/2025

2.4.26

Acct ID: 533829 MTL: 084W36C000800 Date: 11/17/25 Appr: GRH Prop Class: 551 RMV Prop Class: 451
Situs: 4826 RIVERSIDE RD S SALEM OR 97306 MaSaNh: 06 06 000 Unit: 60671 Year: 2025

Last Date Appraised: 08/20/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (L2: ON-SITE REVIEW EXTERIOR)

Owner: WENDELL, DAVID A Last Sales Date: 08/31/2012 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 143270

RMV Land: 472310 RMV Imp: 299990 RMV Total: 772300 MAV: 117480 MSAV: 25790 SAV: 57317

Comment: 25-26: L2 08.20.25 GRH

gated No response to Access letter
10/24/25

Found new GB with LTL

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED

CWO 2/5/26

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	50000	14460	0

Land

Site: 2 Code Area: 14460 Size: 1.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Homesite Description: FOUR HILL DRY RMV: 43070 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 81400260: 01-02 REAPPRAISAL

Site: 3 Code Area: 14460 Size: 5.00 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Farm Use - EFU Description: FOUR HILL DRY RMV: 215320 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 81400260: 01-02; CHANGED SOIL CLASS FROM 3 HILL DRY TO 4 HILL DRY /01-02 REAPPRAISAL

Site: 4 Code Area: 14460 Size: 3.79 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 4HD Value Source: Woodlot Description: FOUR HILL DRY RMV: 163210 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / //08-09: Market woodlot study by GW39 - change from woodlot to woodlot-M// 81400260: 01-02 REAPPRAISAL

Site: 5 Code Area: 14460 Size: 0.55 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: Water Description: Rural WASTELAND RMV: 710 Exception: Y N
 Adjustment(s): WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 81400260: 01-02 REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14460 Stat Class: 133 Year Blt: 1948 Eff Year Blt: 1965 Sq.Ft: 2224 % Complete: 100.00
 Desc: One Story with basement Dimensions: RMV: 254360
 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	1112	2	FB-1	1948	1965	FP - 2, HVAC+, ROOF, KIT-, BATH - 1	Y N
Basement	3	Finished	1112	1	FB-1	1948	1965	FP - 1, BATH - 1, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	3	1	1948	21186	1	Y N

Bldg: 2 Code Area: 14460 Stat Class: 138 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 41970
 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 Detached	3	Unfinished	624	0	0	1979	1979	ROOF	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: _____ Eff Year Blt: _____ Sq.Ft: 98 % Complete: 100.00
 Desc: Multi Purpose Shed (MP) Dimensions: 14x7 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	98	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 4 Code Area: 14460 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 12 % Complete: 100.00
Desc: Accessory Improvements & Misc. Dimensions: 4x3 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	
Pump House	0	Finished	12	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: 351 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 703 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: RMV: 3660
Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

COME LY Review

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	703	0	0	1990	1990	FAIR	Exception: Y N

Accessories

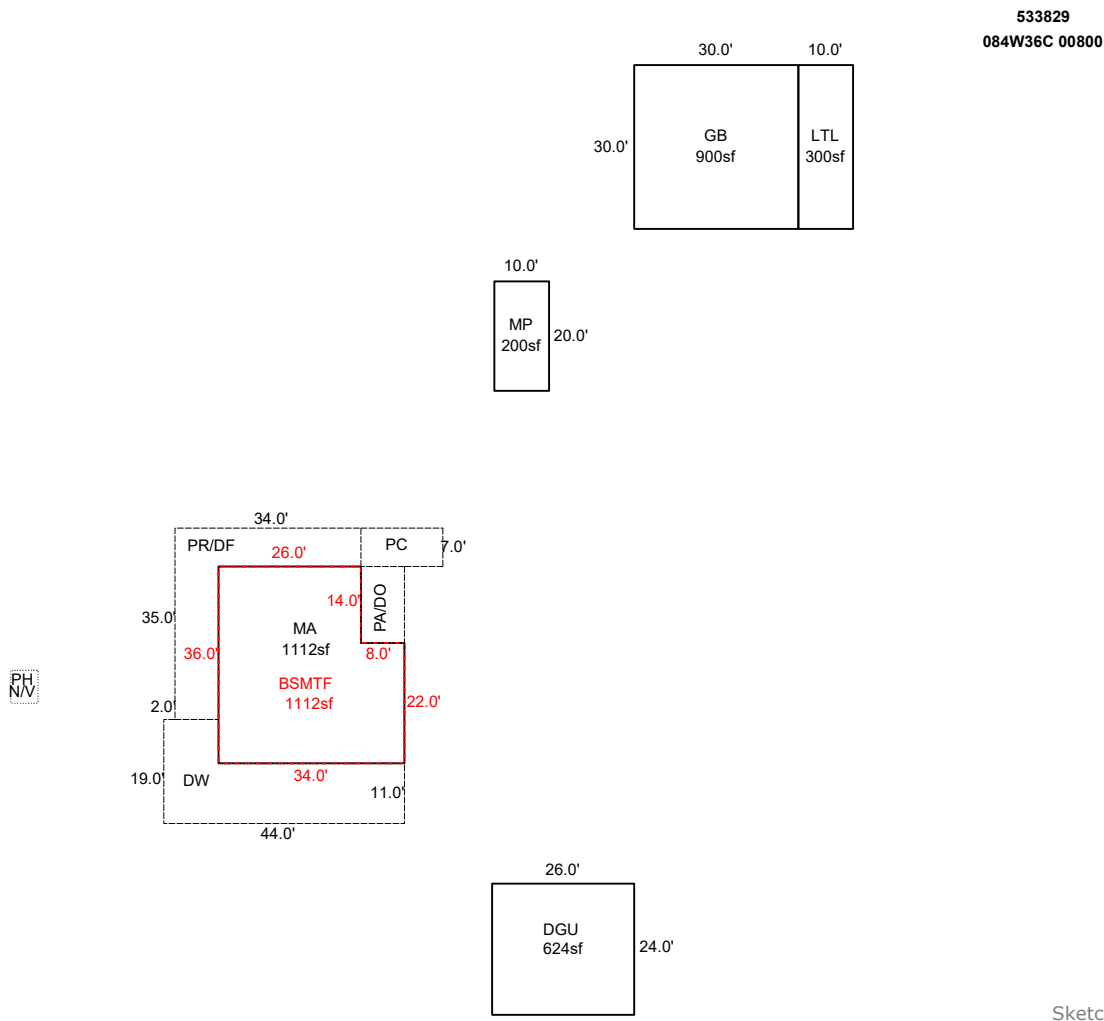
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533829 Parcel No.: 084W36C 00800
 Property Address: 4826 RIVERSIDE RD
 City: SALEM County: MARION State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1112.0	140.0	1112.0
GLA1	MA	1.0	1112.0	140.0	1112.0
DG	DGU	1.0	624.0	100.0	624.0
GB	GB	1.0	900.0	120.0	900.0
LTL	LTL	1.0	300.0	80.0	300.0
MP	MP	1.0	200.0	60.0	200.0

COMMENT TABLE 1

DRAWN BY SH 10-29-10
 UPDATED BY CLOBERG 02/11/26

COMMENT TABLE 2

GRH 11/17/25

COMMENT TABLE 3

TAGS L4

Net LIVABLE cnt 3 (rounded) 3,624

SKETCH/AREA TABLE ADDENDUM

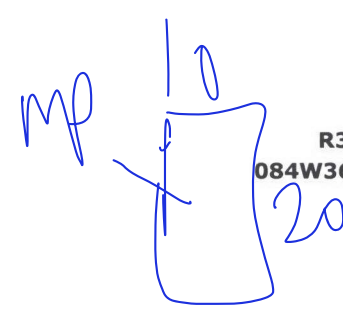
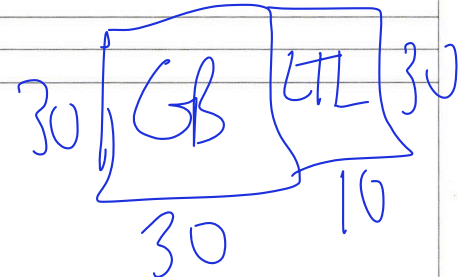
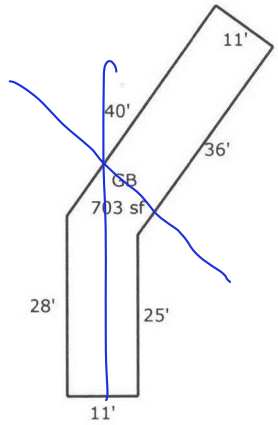
Parcel No 084W36C 00800

File No R33829

SUBJECT

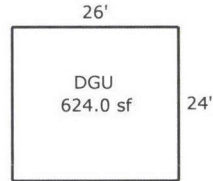
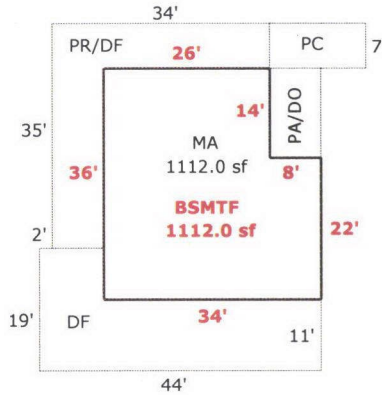
Property Address **4826 RIVERSIDE RD**
 City **SALEM** County **MARION** State **OR** Zip **97306**
 Owner _____
 Client _____
 Appraiser Name _____

IMPROVEMENTS SKETCH



R33829
084W36C 00800

PH
N/V



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1112.0	140.0	1112.0
GLA0	BSMTF	1.00	1112.0	140.0	1112.0
GBA1	GB	1.00	703.6	151.0	703.6
DG	DGU	1.00	624.0	100.0	624.0

Comment Table 1

DRAWN BY SH 10-28-10

Comment Table 2

GPH 11/17/25

Comment Table 3

LY

Net LIVABLE Area (rounded w/ factors) 2224
 Net BUILDING Area (rounded w/ factors) 704

ACCOUNT # 533829 DATE: 11/17/25 RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GRH TAG Y N _____
 COMMENTS: LP appraisal

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE GB
 STAT / CLASS 351/5
 SIZE _____
 FAIR AVERAGE 30x30
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE MP
 STAT / CLASS 5
 SIZE 10x20
 FAIR AVERAGE
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE LTL
 STAT / CLASS _____
 SIZE _____
 FAIR AVERAGE 10x30
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2025
 EFF YR 2025
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT _____ Y N
 MISC: _____
 COMMENT: _____