

Acct ID: 533569 MTL: 084W12C000400 Date: 12/11/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 4589 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 64529 Year: 2025

Last Date Appraised: 08/11/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: SMITH, MACKENZIE Last Sales Date: 05/26/2023 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 298060

RMV Land: 277230 RMV Imp: 279940 RMV Total: 557170 MAV: 298060 MSAV: 0 SAV: 0

Comment: MCS 803614 shows interior remodel
OSDs remodel
New GB @ LTL 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	92430	0

Land

Site: 1 Code Area: 92430 Size: 1.63 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Residential Description: RMV: 227230 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 01-02; REAPPRAISAL

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 141 7 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1882 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 279410
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Roof, windows, door Floors. exterior updates gomar 1990 - Bath room & kitchen 2004 remodel m/m

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>4x</u>	Finished	1882	2	FB-2	1976	1976	FP - 1, HVAC, ROOF, KIT-, BATH - 2	Y N
Garage Attached	4	Finished	542	0	0	1976	1976	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR <u>Average</u>	4	1	1976	14638	1	Y N

new concrete patio

2004

Bldg: 2 Code Area: 92430 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 530
 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
No floor data available								

move MAV part of TI

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
WATER FEATURE	0	0	0	500	1	Y N

25-005805

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE <u>GB</u>	TYPE <u>CTL</u>
STAT / CLASS <u>5</u>	STAT / CLASS _____
SIZE _____	SIZE _____
FAIR <u>48x24</u>	FAIR <u>12x48</u>
AVERAGE _____	AVERAGE _____
<u>GOOD</u>	GOOD _____
EXCELLENT _____	EXCELLENT _____
BATH _____	BATH _____
YR BLT <u>2025</u>	YR BLT <u>2025</u>
EFF YR _____	EFF YR _____
% COMP <u>100</u>	% COMP <u>100</u>
EXCEPT <u>Y</u> N	EXCEPT <u>Y</u> N
MISC: _____	MISC: _____
COMMENT: _____	COMMENT: _____
_____	_____
_____	_____

25-005805



12.11.25



10.08.25



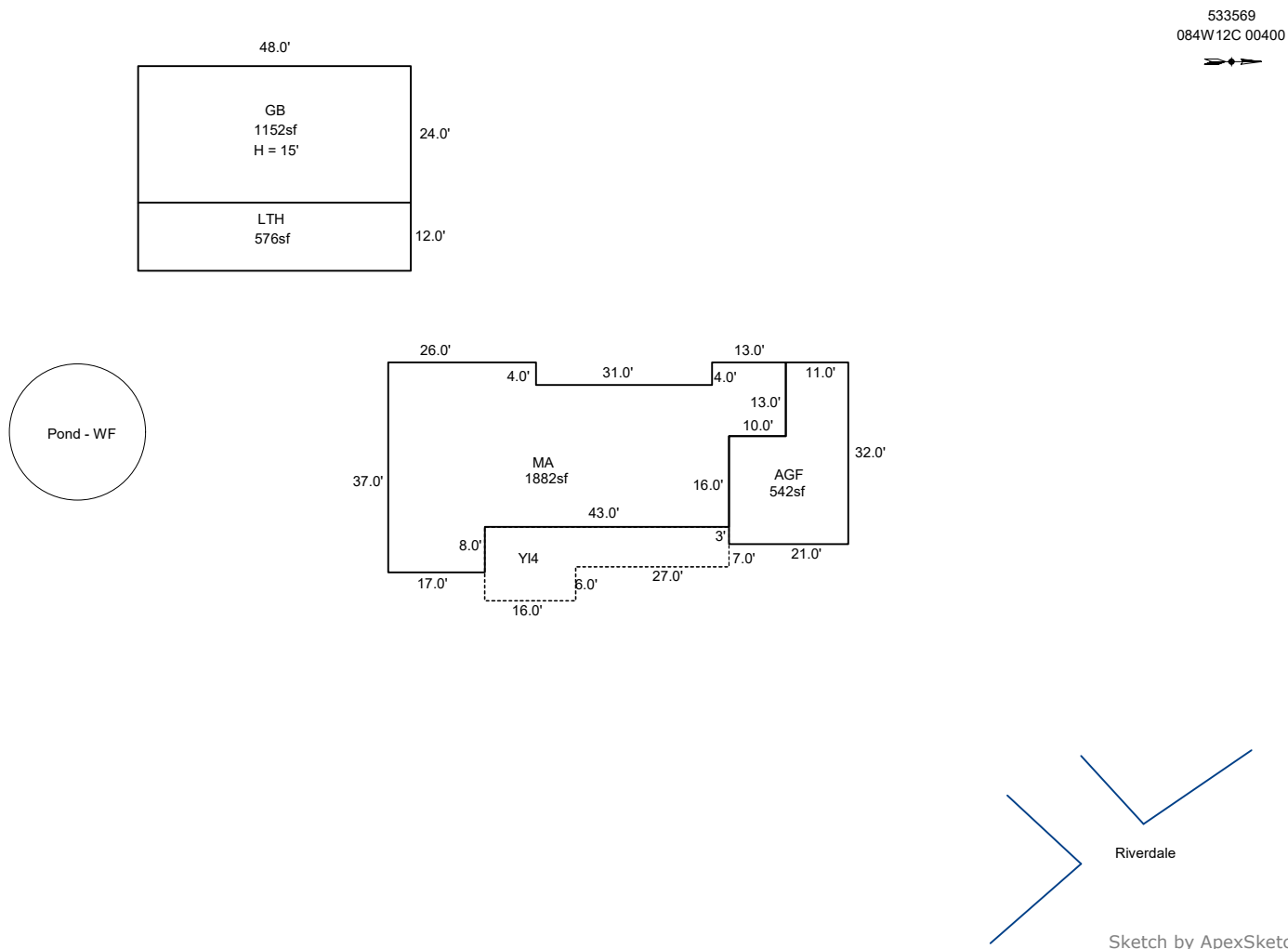
10.08.25

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 533569 Parcel No.: 084W12C 00400
 Property Address: 4589 Riverdale Rd S
 City: Salem County: State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1152.0	144.0	
	LTH	1.0	576.0	120.0	1728.0
GLA1	MA	1.0	1882.0	222.0	1882.0
GAR	AGF	1.0	542.0	106.0	542.0
P/P	YI4	1.0	397.0	112.0	397.0

COMMENT TABLE 1

Apex Jane 8/3/10
 UPDATED BY CLOBERG 09/29/25 25-005805 GB
 UPDATED BY CLOBERG 12/24/25 25-005805 REV-01
 UPDATED BY CLOBERG 03/13/26

COMMENT TABLE 2

GRH 12/11/25

COMMENT TABLE 3

TAGS L2

Net LIVABLE cnt 1 (rounded) 2,424
 Net BUILDING cnt 0 (rounded) 1,728

SKETCH/AREA TABLE ADDENDUM

Parcel No R33569

File No 084W12C 00400

SUBJECT

Property Address 4589 Riverdale Rd S

City Salem

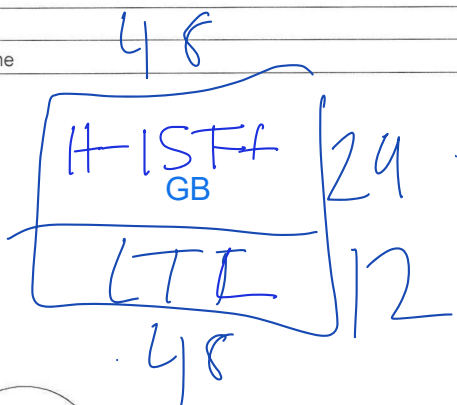
State OR

Zip 97302

Owner

Client

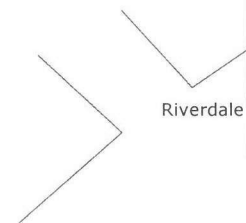
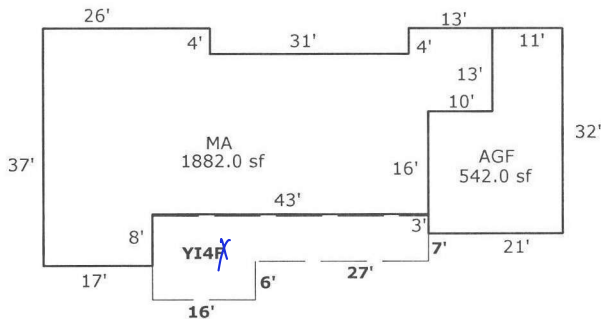
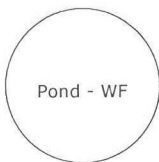
Appraiser Name



R33569
084W12C 00400



IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1882.0	222.0	1882.0
GAR	AGF	1.00	542.0	106.0	542.0
P/P	YI4F	1.00	397.0	112.0	397.0

Comment Table 1

Apex Jane 8/3/10

Comment Table 2

Comment Table 3

Get 12/1/10 TABS LZ

Net LIVABLE Area (rounded w/ factors) 1882