

Summary Lead Appr: WW Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: GPH Print Date: 12/26/2025

Acct ID: 533566 MTL: 084W12C002100 Date: 1/19/26 Appr: GPH Prop Class: 641 RMV Prop Class: 401  
 Situs: 4516 RIVER RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 64523 Year: 2026

Last Date Appraised: 12/19/2019 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: YODER, MICHAEL HOWARD & Last Sales Date: 05/23/2018 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB 00 TTC INSP AV: 228023  
 RMV Land: 471950 RMV Imp: 342630 RMV Total: 814580 MAV: 223870 MSAV: 4153 SAV: 7816  
 Comment:

Notations New covered patio part of YI 100%.

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

Forest OK

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	65000	92430	0

Land

Site: 1	Code Area: 92430	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HI	Value Source: Market Homesite	Description: TWO HILL IRR	RMV: 57140	Exception: Y N		
Adjustment(s): IRR, GSOIL		Fire Patrol:	Description:			
Comments: 19-20: CYCLE WORK #94 CHG OSD//09-10: HOMESITE NOT SPEC ASS'D DUE TO UNZONED FOREST DEFERRAL//01-02: NEW APPROVED FORESTLAND. /01-02; REAPPRAISAL //08-09 PT PROJECT: PT R33566 AND R33576 (LANDLOCKED)						
Site: 2	Code Area: 92430	Size: 7.04 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C	RMV: 349810	Exception: Y N		
Adjustment(s): IRR, GSOIL		Fire Patrol:	Description:			
Comments: Liability year - 1977						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 144 -	Year Blt: 1901	Eff Year Blt: 1970	Sq.Ft: 2197	% Complete: 100.00
Desc: Multi Story above grade with basement			Dimensions:	RMV: 238310		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors change class

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	<u>4</u>	Finished	1829	2	FB-2	1901	1970	FP - 2, HVAC, ROOF, KIT+, BATH - 2	Y N
Attic	<u>4</u>	Finished	368	2	FB-1/ HB-1	1901	1970	HVAC, BTH - 1	Y N
Basement	<u>4</u>	Unfinished	168	0	0	1970	1970		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	4920	1970	11673	1	Y N
<del>DECK</del>	4	144	1990	2629	1	Y N
ENCLOSED PORCH	4	144	1970	3574	1	Y N
ENCLOSED PORCH	4	161	1970	3996	1	Y N

+this include patio walkpath shown in 2018 listing

Bldg: 2	Code Area: 92430	Stat Class: 138	Year Blt: 1930	Eff Year Blt: 1970	Sq.Ft: 0	% Complete: 100.00
Desc: Res other improvements			Dimensions:	RMV: 39550		
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 Oversized Detached	3	Unfinished	1100	0	0	1930	1970	ROOF	Y N

Accessories

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

Bldg: 7	Code Area: 92430	Stat Class: <u>126</u>	Year Blt: 2019	Eff Year Blt: 2019	Sq.Ft: 440	% Complete: 100.00
Desc: One Story Only			Dimensions:	RMV: 52320		
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	2	Finished	440	0	FB-1	2019	2019	KIT-, ROOF, BATH - 1	Y N

**Accessories**

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

**Improvements - Accessory Buildings**

Bldg: 3	Code Area: 92430	Stat Class: 341	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 336	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 24x14			RMV: 2960
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	6	Finished	336	0	0	1980	1980	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 4	Code Area: 92430	Stat Class: 312	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 832	% Complete: 100.00
Desc: Loft Barn (LB)			Dimensions:			RMV: 5280
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
Loft Barn	4	Finished	832	0	0	1980	1980	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 5	Code Area: 92430	Stat Class: 341	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 16x12			RMV: 830
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	192	0	0	1980	1980	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 6	Code Area: 92430	Stat Class: 341	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 192	% Complete: 100.00
Desc: Multi Purpose Shed (MP)			Dimensions: 12x16			RMV: 2310
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	5	Finished	192	0	0	1995	1995	FAIR
Exception: Y N								

**Accessories**

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

Bldg: 8	Code Area: 92430	Stat Class: 354	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 400	% Complete: 100.00
Desc: Lean-to Light (LTL)			Dimensions:			RMV: 1070
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
Lean-to Light Duty	4	Finished	400	0	0	2005	2005	FAIR
Exception: Y N								

**Accessories**



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

**Permits**

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006610	85529	MARION COUNTY	NEW CONSTRUCTION	OUTBUILDING	20688	0	R	NEW COVERED PATIO - BBQ / DINING AREA 25 X 25

Microsoft Word ribbon: Copy, Paste, Format Painter, Clipboard, Font, Paragraph, Styles, Merge & Center, Number.

Message: CHECK OUT REQUIRED To modify this server workbook you must check it out. Check Out

Account Number	Design	Design
1	Average	
2	Yes	
3	Yes	
4	1800	
5	Minor_Complex	
6	Yes	
7	Beveled T111	
8	Front_only	
9	Average_entry	
10	Multiple gables or hip	
11	panel_doors_transom_or_side_light_windows	
12	4	
13	3	
14	AC	
15		
16	4	
17		
18	4.2	
19	To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment.	
20		
21	To Save: Select the file tab and select print. Select PDF creator as the	

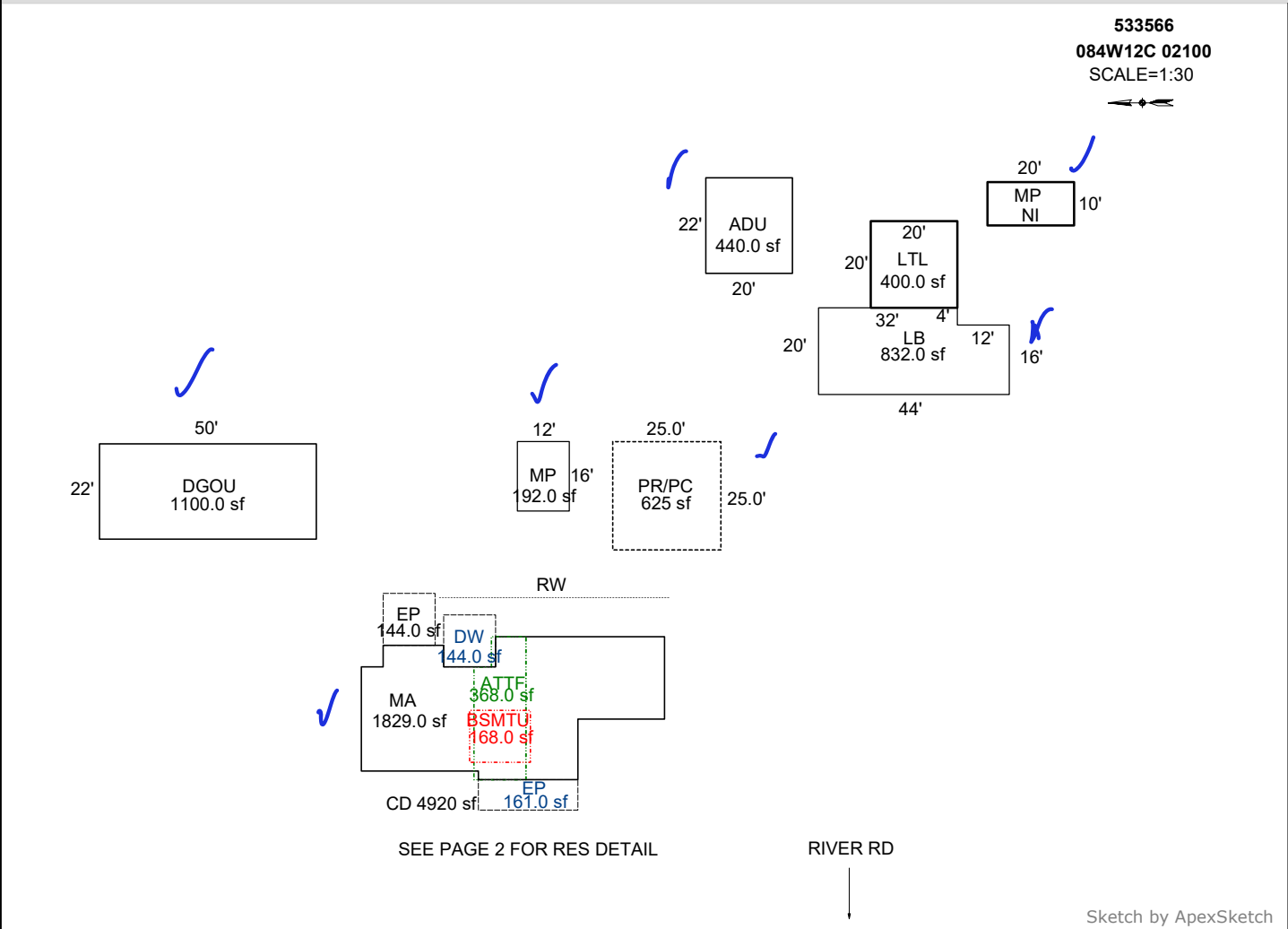


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 533566 Parcel No.: 084W12C 02100  
 Property Address: 4516 River 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	LTL	1.0	400.0	80.0	600.0
	MP	1.0	200.0	60.0	
GLA1	MA	1.0	1829.0	216.0	2269.0
GLA2	ADU	1.0	440.0	84.0	2269.0
	ATTF	1.0	368.0	90.0	368.0
	BSMTU	1.0	168.0	52.0	168.0
GARG	DGOU	1.0	1100.0	144.0	1100.0
OTH	LB	1.0	832.0	128.0	
	MP	1.0	192.0	56.0	1024.0
PR/PC	PR/PC	1.0	625.0	100.0	625.0
YI1	EP	1.0	144.0	48.0	449.0
	EP	1.0	161.0	60.0	
	DW	1.0	144.0	48.0	
	Net LIVABLE	cnt	0 (rounded)		2,637
	Net BUILDING	cnt	0 (rounded)		600

### COMMENT TABLE 1

Apex by JA 10/28/09  
 UPD BY PH 08.09.19  
 UPD BY PH 03.04.20  
 UPDATED BY CLOBERG 12/10/25 25-006610 PR/PC

### COMMENT TABLE 2

06.14.19 SR #94  
 12.19.19 NM #35

### COMMENT TABLE 3

FOREST CHECK & CYCLE TAGS

