

Acct ID: 546675 MTL: 084W13C000300 Date: 12/12/24 Appr: GPH Prop Class: 401 RMV Prop Class: 401  
 Situs: 5588 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 96848 Year: 2024

Last Date Appraised: 11/05/2019 Appraiser: WENDY WILLIAMS Retag: Y N Tag info: 2025 - NEW RESIDENCE (Residence)  
 Owner: BERNARD, DANIEL J Roll Type: R  
 Cycle: 2 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTC INSP AV: 194340  
 RMV Land: 266070 RMV Imp: 283860 RMV Total: 549930 MAV: 194340 WSAV: 0 SAV: 0

Comment: Foundation only

Not enough started, Remove GB 40x30

Notations No notation data available. 24-001460 REPL 2 BDRM 2 BATH SFD

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	92430	0

**Land**  
 Site: 1 Code Area: 92430 Size: 2.08 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: 4BD RMV: 231070 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 01-02: REAPP /03-04: (F)02-0712 - ACREAGE CORRECTION FROM 2.14 TO 2.08

**Improvements - Residence / Manufactured Structures**  
 Bldg: 1 Code Area: 92430 Stat Class: 131 + Year Blt: 1960 Eff Year Blt: 1970 Sq.Ft: 1920 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 221870  
 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	1920	3	FB-2	1960	1970	BATH - 2, KIT, BATH+, ROOF, HVAC+, FP - 1	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK <u>Y13G</u>	3	384	1970	6252	1	Y N
PATIO	3	480	1970	1954	1	Y N
ROOF EXTENSION OR PATIO COVER	3	300	1970	6438	1	Y N

Bldg: 5 Code Area: 92430 Stat Class: 138 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 32280  
 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	484	0	0	1960	1960	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>PATIO</del> <u>Part of Y1's</u>	3	<del>308</del>	1960	1186	1	Y N

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2008 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x30 RMV: 18110  
 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
General Purpose Bldg	5	Finished	1200	0	0	1998	2008	FAIR	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<u>REMOVED FOR HOUSE</u>						

Bldg: 3 Code Area: 92430 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 20 % Complete: 100  
 Desc: Accessory Improvements & Misc. Dimensions: 4x5 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	Exception
<u>GONE</u>									

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Pump House	0	Finished	20	0	0	2000	2000	Exception: Y N

**Accessories**

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

Bldg: 4    Code Area: 92430    Stat Class: 351    Year Blt: 2008    Eff Year Blt: 2008    Sq.Ft: 720    % Complete: 100  
 Desc: General Purpose Building (GB)    Dimensions: 24x30    RMV: 11600  
 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
General Purpose Bldg	5	Finished	720	0	0	2008	2008	FAIR    Exception: Y N

REMAINS NEXT TO HOUSE

**Accessories**

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

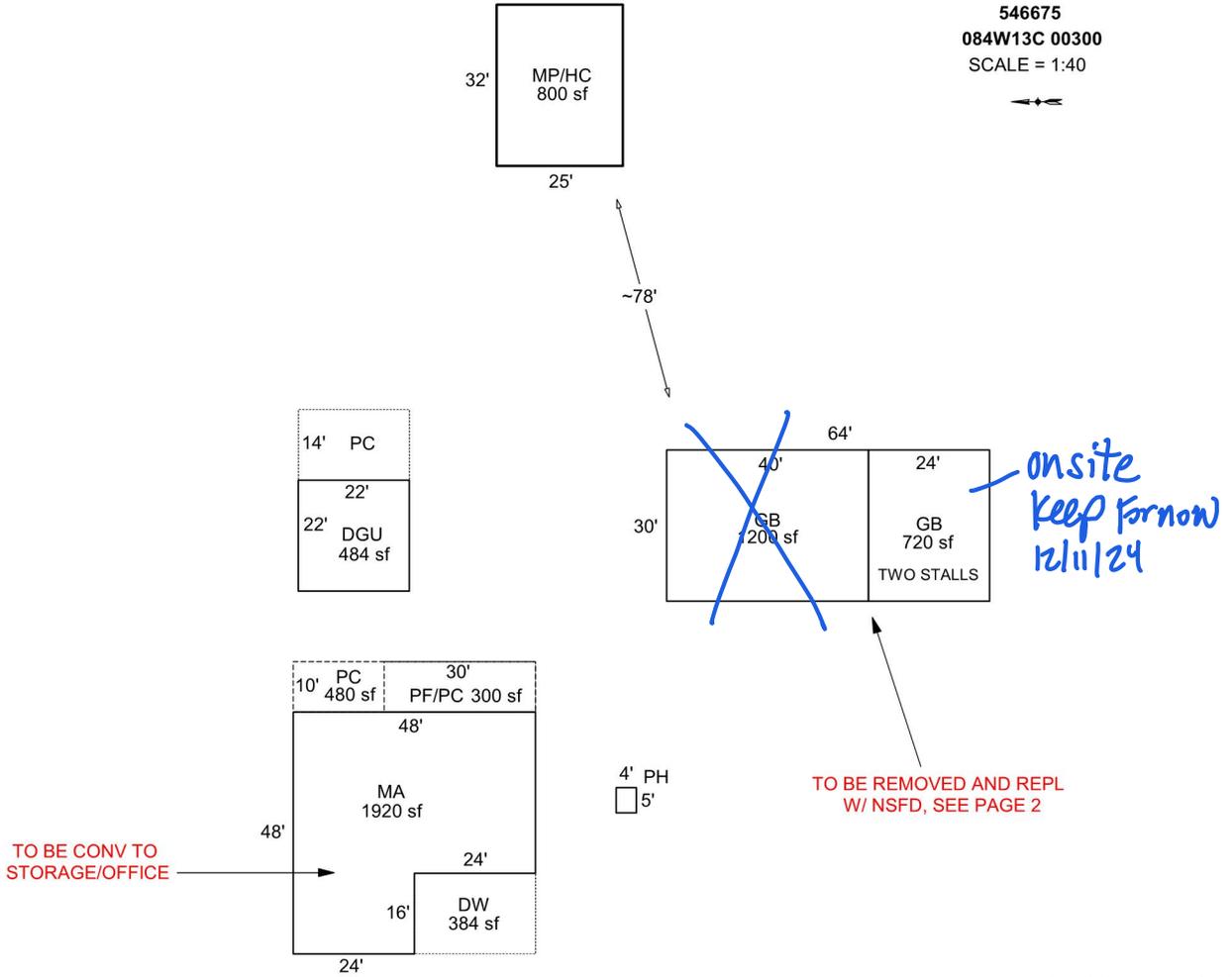
MA 1434 2BED/2BATH KIT- HVAC FP

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 546675 Parcel No.: 084W13C 00300  
 Property Address: 5588 RIVERDALE ROAD S.  
 City: SALEM County: State: OR ZipCode: 97302  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1200.0	140.0	
	GB	1.0	720.0	108.0	
	PH	1.0	20.0	18.0	
	MP/HC	1.0	800.0	114.0	2740.0
GLA1	MA	1.0	1920.0	192.0	1920.0
YI1	PC	1.0	480.0	116.0	
	PF/PC	1.0	300.0	80.0	780.0

### COMMENT TABLE 1

APEXED BY PH 03.05.20  
 UPDATED BY CJURAN 05/13/2024 24-001460 MA

### COMMENT TABLE 2

*GRA 12/11/24*

### COMMENT TABLE 3

*TAGS L2*

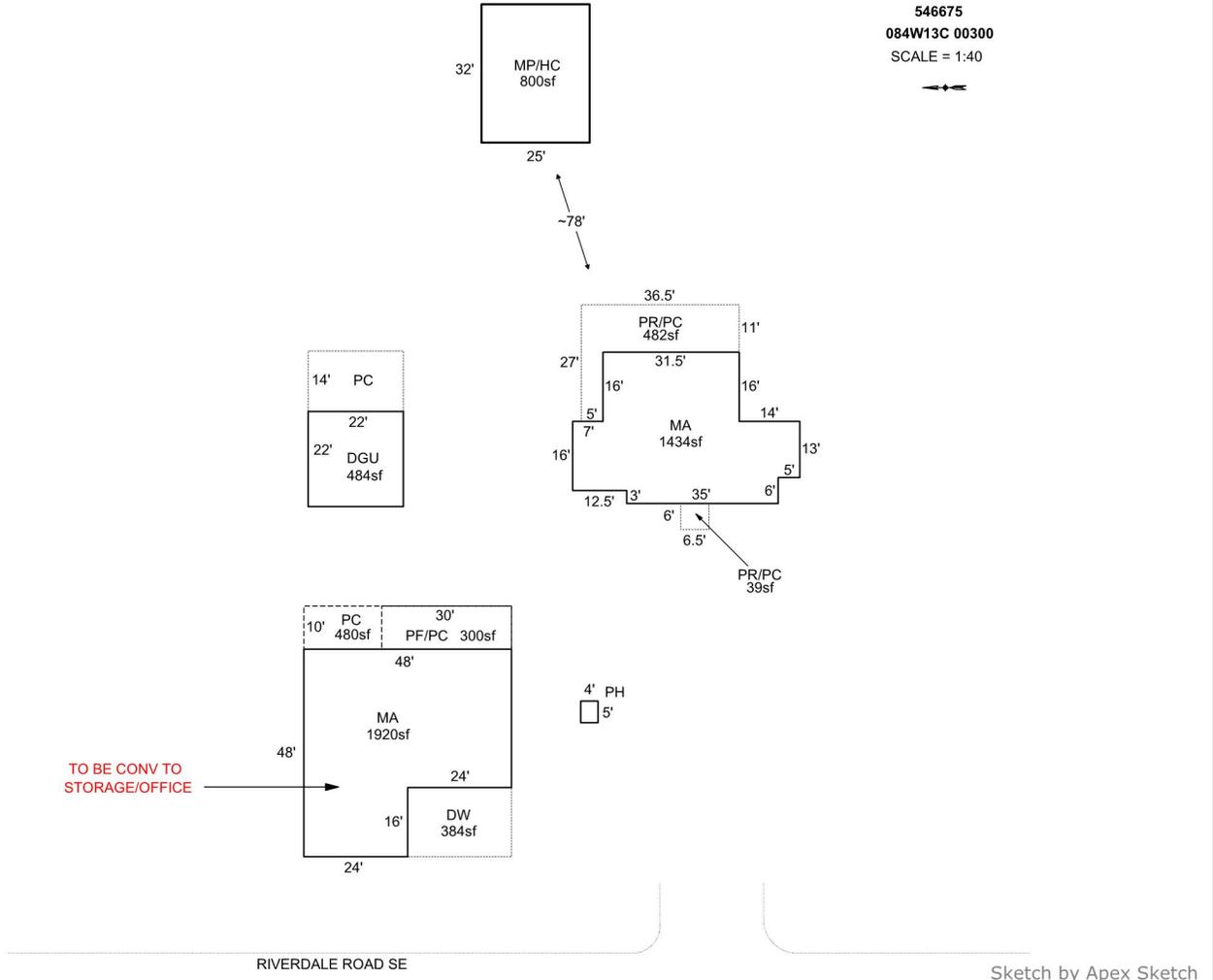
Net LIVABLE	cnt	1	(rounded)	1,920
Net BUILDING	cnt	4	(rounded)	2,740

# SKETCH/AREA TABLE ADDENDUM

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 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



TO BE CONV TO  
STORAGE/OFFICE

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP/HC	1.0	800.0	114.0	
	PH	1.0	20.0	18.0	820.0
GLA1	MA	1.0	1920.0	192.0	3354.0
	MA	1.0	1434.0	175.0	
P/P	PR/PC	1.0	481.5	127.0	
	PR/PC	1.0	39.0	25.0	520.5
YI1	PC	1.0	480.0	116.0	
	PF/PC	1.0	300.0	80.0	780.0
	Net LIVABLE	cnt	2 (rounded)		3,354
	Net BUILDING	cnt	2 (rounded)		820

COMMENT TABLE 1	
APEXED BY PH 03.05.20 UPDATED BY CJURAN 05/13/2024 24-001460 MA	
COMMENT TABLE 2	COMMENT TABLE 3