

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: _____

Acct ID: 519851 MTL: 063W24C002400 Date: 4/22/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
Situs: 7765 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 002 Unit: 52718 Year: 2024

Last Date Appraised: 01/26/2017 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: _____

Owner: ELWOOD TR & ELWOOD, GREGORY EDWIN TRE & Roll Type: R
Cycle 1 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 337050
RMV Land: 186500 RMV Imp: 511420 RMV Total: 697920 MAV: 337050 MSAV: 0 SAV: 0
Comment: _____

Notations
No notation data available. Update inv

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE <u>Good</u>	45000	01410	0

Land
Site: 1 Code Area: 01410 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
Class: 2Bd Value Source: Rural at MKT Description: RMV: 141500 Exception: Y N
Adjustment(s): gsoil Fire Patrol: Description:
Comments: 17-18: SV #90 CHG OSD// 16-17: #90 ON SALES VERIF, CHG OSD TO WELL ONLY / 14-15: PER #73 DEL IMPS// 06-07: RECALC SETUP;#10 10-20-05

Improvements - Residence / Manufactured Structures
Bldg: 1 Code Area: 01410 Stat Class: 151 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 2212 % Complete: 100
Desc: One Story Only Dimensions: RMV: 494710
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	5	Finished	2212	4	FB-2/ HB-1	2015	2015	KIT+, BATH+, ROOF, HVAC+, FP - 1, BTH - 1, BATH - 2	Y N
Garage Attached	5	Finished	764	0	0	2015	2015	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2016	36084	1	Y N

Improvements - Accessory Buildings
Bldg: 2 Code Area: 01410 Stat Class: 351 Year Blt: 2015 Eff Year Blt: 2015 Sq.Ft: 864 % Complete: 100
Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 16710
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	864	0	0	2015	2015	<u>FAIR Aug</u>	Y <u>N</u>

Accessories

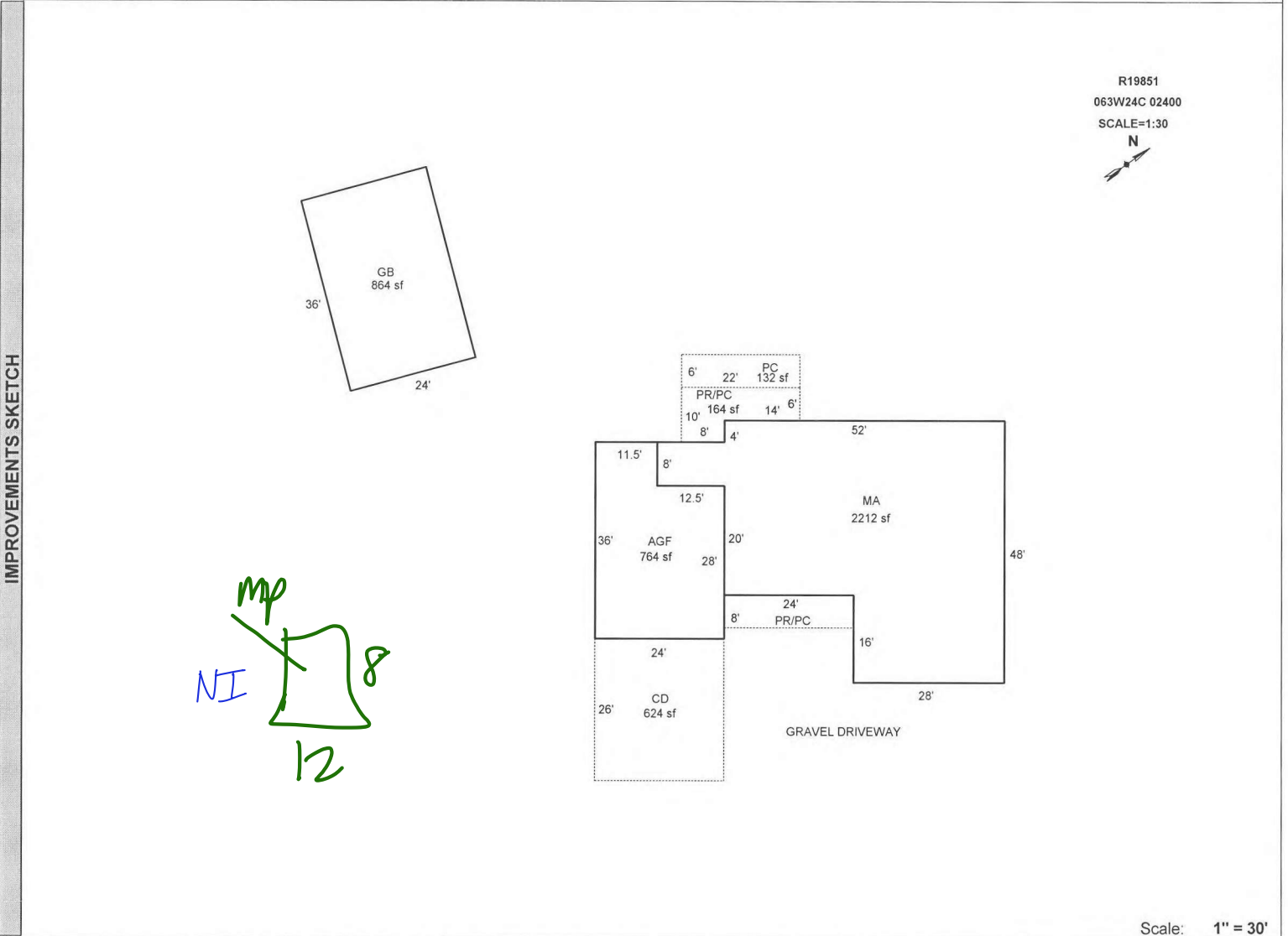
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W24C 02400

File No R19851

SUBJECT	Property Address 7765 RIVER RD N
	City SALEM County MARION State OR Zip 97303
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS SUMMARY						Comment Table 1			
Code	Description	Factor	Net Size	Perimeter	Net Totals				
GLA1	MA	1.00	2212	225	2212	DRAWN BY JRONDEMA 10/9/15 UPDATED BY JRONDEMA 2/8/17			
GBA2	GB	1.00	864	120	864				
GAR	AGF	1.00	764	120	764				
P/P	CD	1.00	624	100					
	PR/PC	1.00	164	64					
	PC	1.00	132	56	920				
<div style="display: flex; justify-content: space-between;"> Net LIVABLE Area (rounded w/ factors) 2212 </div> <div style="display: flex; justify-content: space-between;"> Net BUILDING Area (rounded w/ factors) 864 </div>						Comment Table 2 <i>GRH 6/3/15</i>		Comment Table 3 <i>Cycle 13</i>	