Summary Lead Appr: WW 11/3 Clerk: Lead Clerk: Appr: GRH Print Date: 9/29/2025

Acct ID: 559156 MTL: 084W13B000100 Date: 10/7/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 4999 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 125257 Year: 2025

Last Date Appraised: 12/20/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info:

Owner: CHESED LEGACY TR Last Sales Date: 05/13/2025 Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 208670

RMV Land: 272160 RMV Imp: 139230 RMV Total: 411390 MAV: 208670 MSAV: 0 SAV: 0

Comment: 24-25 L4 12.20.23 WW

$10,000 seller credit

MLS 827282
DOM 39
Sale code 30

OSDs

N/C

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

Land

Site: 1 Code Area: 92430 Size: 1.54 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 222160 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 24-25: Update land class

01-02: REAPP

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92430 Stat Class: 131 Year Blt: 1920 Eff Year Blt: 1960 Sq.Ft: 998 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 134340

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	
First Floor	3	Finished	998	2	FB-1	1920	1960	KIT+, FP - 1, HVAC, BATH - 1, ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS GOOD	3	1	1960	22470	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92430 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 576 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 24x24 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	
General Purpose Bldg	5	Finished	576	0	0	1980	1980	AVG	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 92430 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 576 % Complete: 100.00

Desc: Machine Shed (MS) Dimensions: 24x24 RMV: 1930 ✓

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	
Machine Shed	4	Finished	576	0	0	1980	1980	GOOD	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92430 Stat Class: 301 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 42 % Complete: 100.00

Desc: Accessory Improvements & Misc. Dimensions: 7x6 RMV: 0 ✓

Func Obsc: 0 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	42	0	0	1980	1980		Exception: Y N

Accessories

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

Bldg: 7 Code Area: 92430 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 96 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 0

Func Obsc: 0 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	96	0	0	1980	1980		Exception: Y N

Accessories

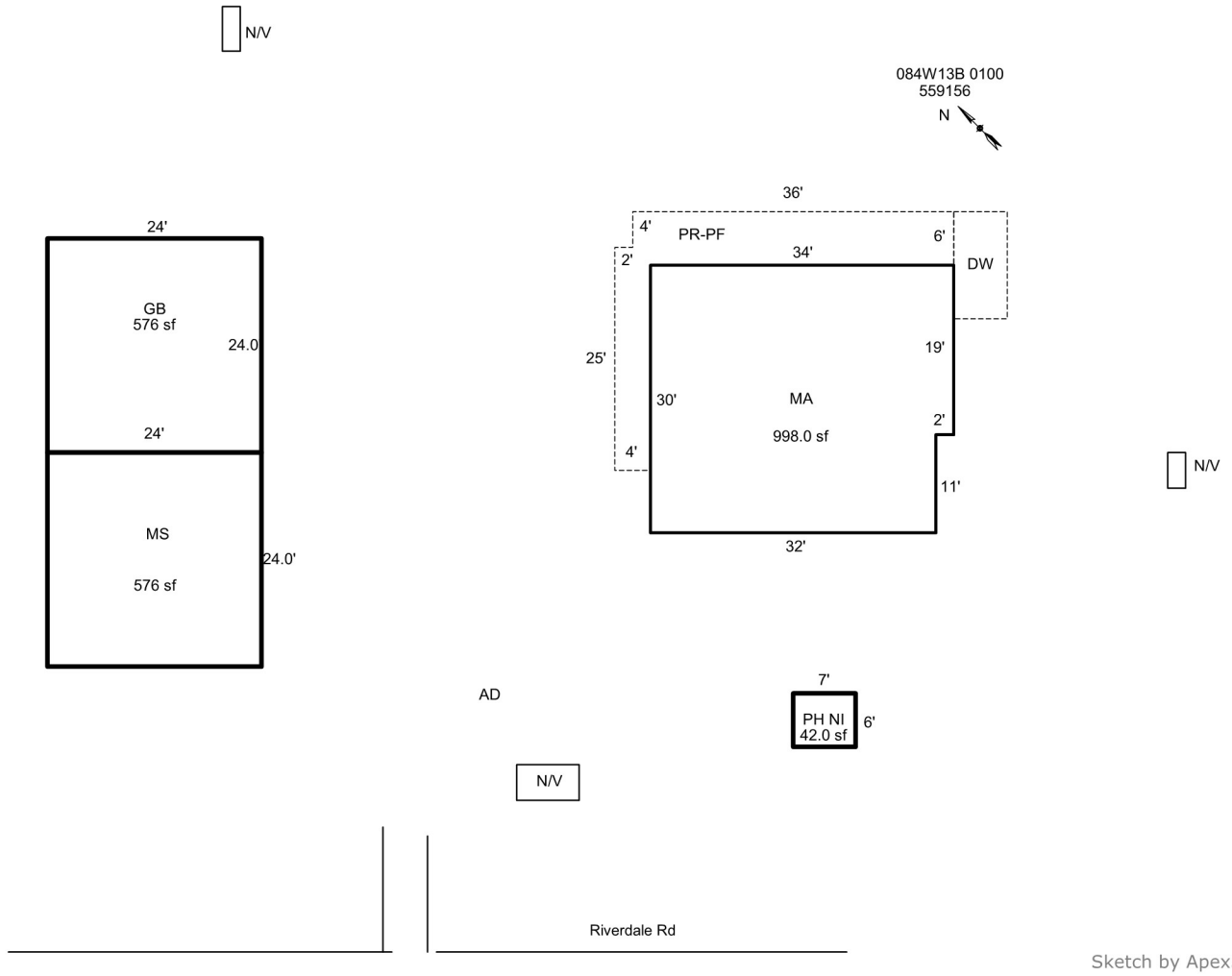
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 559156 Parcel No.: 084W13B 0100
Property Address: 4999 Riverdale Rd S
City: Salem County: State: OR ZipCode: 97302
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	576.0	96.0	
	PH NI	1.0	42.0	26.0	
	MS	1.0	576.0	96.0	1194.0
GLA1	MA	1.0	998.0	128.0	998.0
P/P	DW	1.0	72.0	36.0	
	PR-PF	1.0	312.0	134.0	384.0

Net LIVABLE	cnt	1	(rounded)	998
Net BUILDING	cnt	3	(rounded)	1,194

COMMENT TABLE 1

Apex 10/02/2012 Jane
UPDATED BY WW 3/25/24
upd by ww 4.3.24

COMMENT TABLE 2

WW 12.20.23
GPH 10/7/25

COMMENT TABLE 3

SV L4
SV.L4

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