

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 546675 MTL: 084W13C000300 Date: 10/8/25 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 5588 RIVERDALE RD S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 96848 Year: 2025

Last Date Appraised: 12/12/2024 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - NEW RESIDENCE (Residence)

Owner: BERNARD, DANIEL J Last Sales Date: 08/09/2019 Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTC INSP AV: 192540
 RMV Land: 290250 RMV Imp: 268380 RMV Total: 558630 MAV: 192540 MSAV: 0 SAV: 0
 Comment: 25-26: L2 12.12.24 GRH

OSDs

No change

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	92430	0

Land

Site: 1 Code Area: 92430 Size: 2.08 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4BD Value Source: Rural at MKT Description: FOUR BENCH DRY RMV: 250250 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: 100.00
 Desc: One Story Only Dimensions: RMV: 226020
 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	FP - 1, KIT, BATH - 2, HVAC+, ROOF, BATH+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	3	0	1970	23433	1

Bldg: 5 Code Area: 92430 Stat Class: 138 Year Blt: 1960 Eff Year Blt: 1960 Sq.Ft: 0 % Complete: 100.00
 Desc: Res other improvements Dimensions: RMV: 31090
 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
No accessory data available					

Improvements - Accessory Buildings

Bldg: 3 Code Area: 92430 Stat Class: 301 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 20 % Complete: 100.00
 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
Pump House	0	Finished	20	0	0	2000	2000		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: 100.00
 Desc: General Purpose Building (GB) Dimensions: 24x30 RMV: 11270
 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	720	0	0	2008	2008	FAIR	Y N

Accessories

Owner is building home-He will start up again next spring 2026
Also outbuilding will start in 2026



Percent Complete Form

Account # 546675

Additions

New Homes

		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%		3%
3%		Electrical Rough-In	3%	55%	2%
2%	80%	Heating Rough-In	2%		1%
		Heating Unit	1%		60%
3%	Insulation	3%	2%	70%	
5%	85%	Drywall (Finished)	5%		65%
2%	90%	Paint Interior	2%	70%	75%
2%		Paint Exterior	2%		2%
	95%	Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	85%
2%		Plumbing Fixtures	4%	85%	
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	2%
		Finish Grade	1%		1%

APPR GRH Date 12/11/24 YR For 25-26 + 24-25 % COMP 0

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Percent Complete Form

Account # _____

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

Outbuilding Type: _____

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	
Roof - Sheathing	5%	95%
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

APPR _____ Date _____ YR For _____ % COMP _____

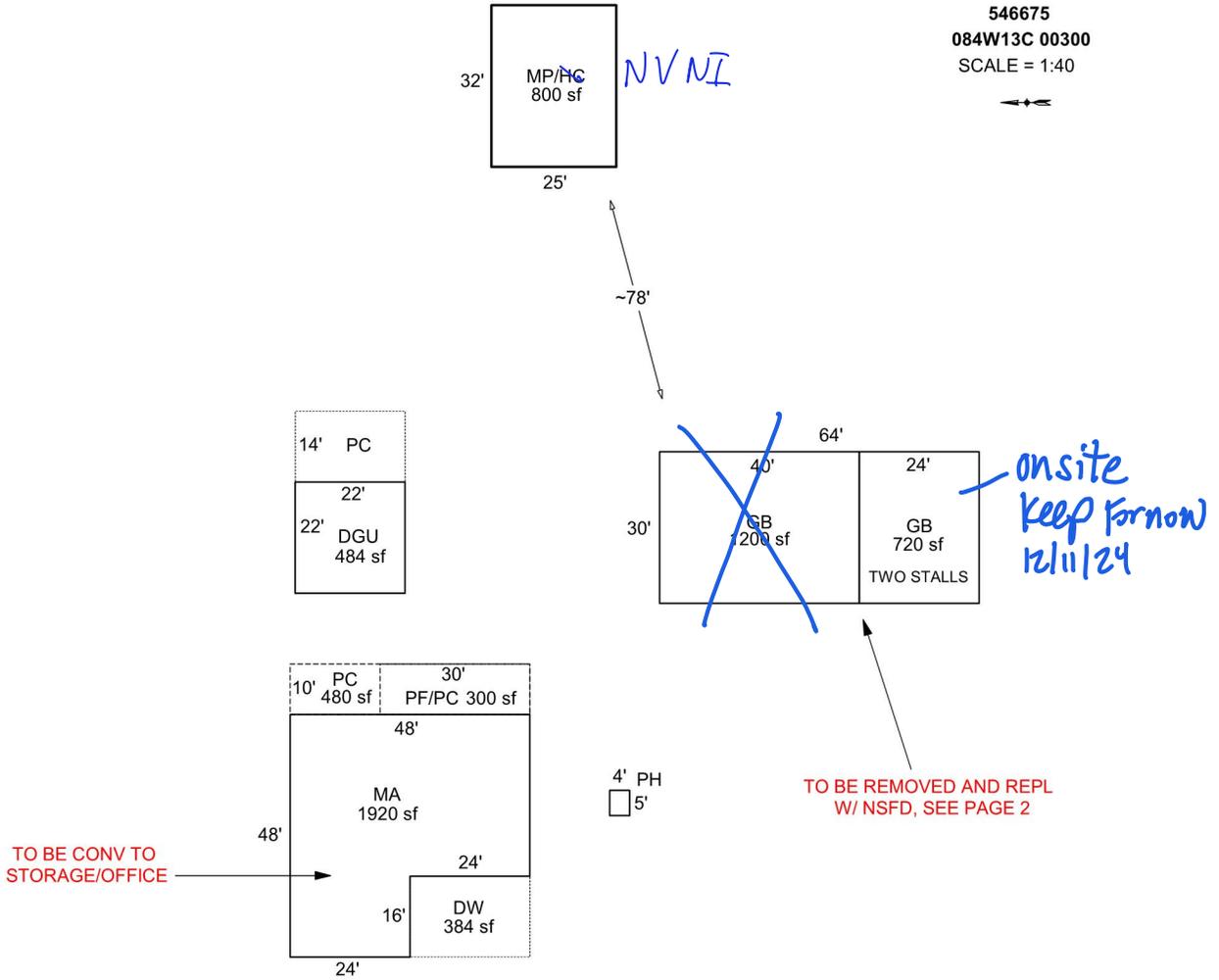
APPR _____ Date _____ YR For _____ % COMP _____

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

GPH 12/11/24
GPH 10/8/25

COMMENT TABLE 3

TAGS L2
TAGS L2

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