

Acct ID: 532885 MTL: 083W25D001800 Date: 1/7/25 Appr: MDL Prop Class: 641 RMV Prop Class: 401  
 Situs: 7585 BATTLE CREEK RD SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 41149 Year: 2024  
 Last Date Appraised: 12/18/2023 Appraiser: MATT LORD Retag: Y N Tag info: 2025 - Tags/Permit (Completion)  
 Owner: NICKELL FAM TR Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 535482  
 RMV Land: 291450 RMV Imp: 949930 RMV Total: 1241380 MAV: 523880 MSAV: 1112 SAV: 2082  
 Comment: 24-25: L1 12.18.23 WW 22-005008  
 23-24: L2 12.02.22 GRH

**Notations**

25-26 100% complete / Pull TAB / Exception

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**OSDs** Chris 2/21/25 L4 forest use ok

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

**Land**

Site: 1 Code Area: 05590 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Market Homesite Description: SIX BENCH RMV: 81970 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO FAIR

14-15: APPROVED FOR DFL / 00-01; REAPPRAISAL, UPDATED MARKET VALUES

Site: 3 Code Area: 05590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: DFL Class C RMV: 109400 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2014

Site: 4 Code Area: 05590 Size: 1.06 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 55080 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05590 Stat Class: 154 Year Blt: 1970 Eff Year Blt: 1978 Sq.Ft: 3922 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 772880  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 10490 Adjust: Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1796	5	FB-3/ HB-1	1970	1978	BATH - 3, ROOF, HVAC+, FP - 2, BTH - 1, BATH+	Y N
First Floor	5	Finished	426	0	0	1970	1978		Y N
Attic	5	Finished	360	0	0	1970	1978	HVAC+	Y N
Basement	5	Finished	1340	1	FB-1	1970	1978	BATH - 1, HVAC+, FP - 1	Y N
Garage Detached	5	Unfinished	812	0	0	1970	1970	ROOF	Y N
Carport Detached	4	Unfinished	506	0	0	1998	1998	ROOF	Y N

Addition 100%

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	133	1980	3152	1	Y N
YARD IMPROVEMENTS AVERAGE	5	1	1978	29484	1	Y N

Bldg: 2 Code Area: 05590 Stat Class: 148 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 860 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 177050  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

**Floors**

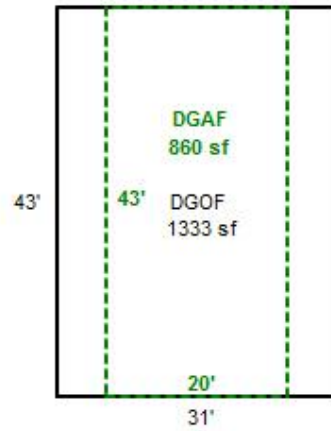
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Attic	4	Finished	860	0	0	1991	1991		Y N
Garage Oversized Detached	4	Finished	1333	0	0	1991	1991	ROOF	Y N

**Accessories**

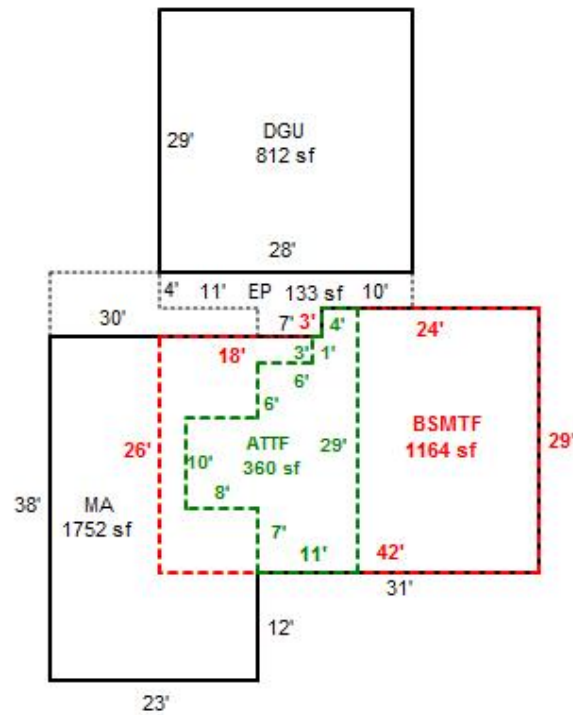
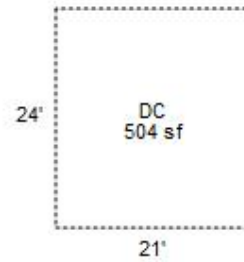
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

***Improvements - Accessory Buildings***

No improvement data available for all other stat class types.



APPROX 155' BETWEEN

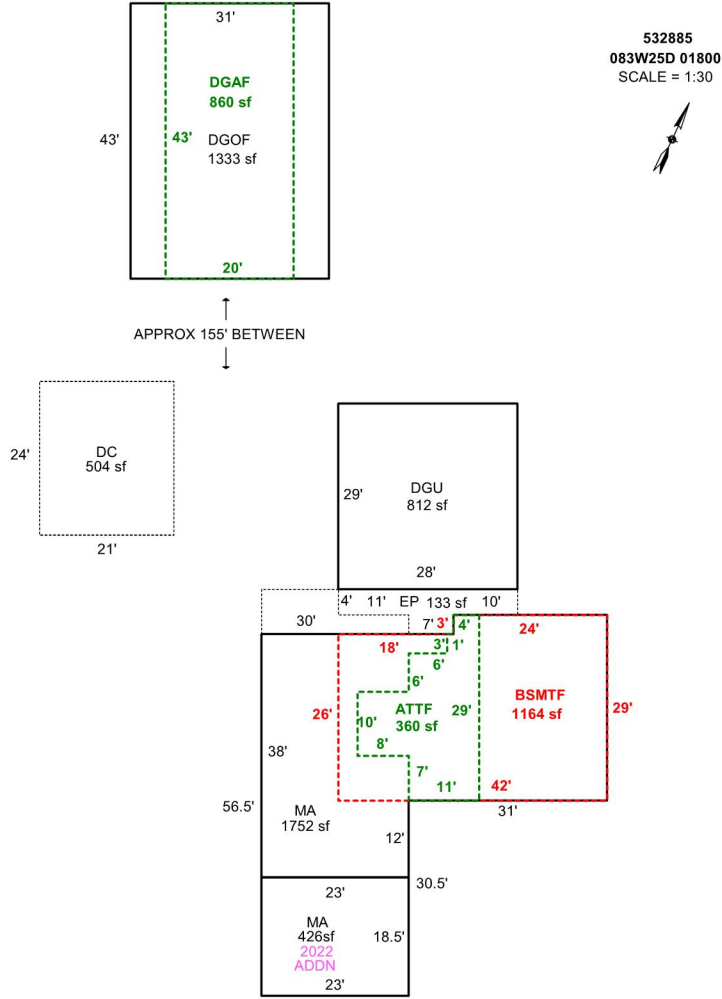


# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 532885 Parcel No.: 083W25D 01800  
 Property Address: 7585 BATTLE CREEK RD SE  
 City: SALEM County: MARION State: OR ZipCode: 97317  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1164.0	142.0	1164.0
GLA1	MA	1.0	1752.0	190.0	
	MA	1.0	425.5	83.0	2177.5
GLA2	ATTF	1.0	360.0	96.0	360.0
GAR	DGU	1.0	812.0	114.0	
	DC	1.0	504.0	90.0	
	DGOF	1.0	1333.0	148.0	
	DGAF	1.0	860.0	126.0	3509.0
P/P	EP	1.0	133.0	70.0	133.0
	Net LIVABLE	cnt	3 (rounded)		3,701

DRAWN BY JRONDEMA 4/19/18  
 UPDATED BY CJURAN 08/15/2022 555-22-005088

### COMMENT TABLE 2

### COMMENT TABLE 3











Acct ID: 532885 MTL: 083W25D001800 Date: *12.18.22* Appr: *WW* Prop Class: 641 RMV Prop Class: 401  
 Situs: 7585 BATTLE CREEK RD SE SALEM OR 97317 MaSaNh: 06 06 000 Unit: 41149 Year: 2023

Last Date Appraised: 12/02/2022 Appraiser: WENDY WILLIAMS Retag: *Y* Tag info: 2024 - Tags/Permit (Completion)  
 Owner: NICKELL FAM TR *23-24: Per GRH addn to res @ 60%, recheck 1/1/24./cwo/ 22-005088 last inspection insulation 2/9/23* Roll Type: R  
 Cycle: *3* Tag Sales Verification Other: \_\_\_\_\_ Inspection level: *1* 2 3 4 LCB *TTO* INSP AV: 509709  
 RMV Land: 298790 RMV Imp: 897880 RMV Total: 1196670 MAV: 508630 MSAV: 1079 SAV: 1948  
 Comment: 23-24: L2 12.02.22 GRH

*addn @ 85%*

INSULATION 2/9/23

**Notations**

RP/MS	Code	Description
RP	DFL	DESIGNATED FORESTLAND

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	45000	05590	0

**Land**

Site: 1 Code Area: 05590 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Market Homesite Description: SIX BENCH RMV: 85120 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments: 22-23 CHANGED WATER ADJUSTMENT TO FAIR

14-15: APPROVED FOR DFL / 00-01; REAPPRAISAL, UPDATED MARKET VALUES

Site: 3 Code Area: 05590 Size: 2.00 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0  
 Class: FTLC Value Source: Designated Forest Land Description: H&B or DFL Class C RMV: 110240 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments: Liability year - 2014

Site: 4 Code Area: 05590 Size: 1.06 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: 6B Value Source: Rural at MKT Description: SIX BENCH RMV: 58430 Exception: Y N  
 Adjustment(s): H2OFR, FSOIL Fire Patrol: Description:  
 Comments:

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05590 Stat Class: 154 Year Blt: 1970 Eff Year Blt: 1978 Sq.Ft: 3922 % Complete: 100  
 Desc: Multi Story above grade with basement Dimensions: RMV: 711760  
 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	1796	4	FB-3 hb-1	1970	1978	BATH - 3, ROOF, HVAC+, FP <i>bth</i>	Exception: Y N
<i>First Floor</i>	5	Finished	426	0	0 fb-1	1970	1978	<i>bath, bath+</i>	Exception: Y N
Attic	5	Finished	360	0	0	1970	1978	HVAC+	Exception: Y N
Basement	5	Finished	1340	1	FB-1	1970	1978	BATH - 1, HVAC+, FP	Exception: Y N
Garage Detached	5	Unfinished	812	0	0	1970	1970	ROOF	Exception: Y N
Carport Detached	4	Unfinished	506	0	0	1998	1998	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH	3	133	1980	3152	1	Exception: Y N
YARD IMPROVEMENTS AVERAGE	5	1	1978	27144	1	Exception: Y N

Bldg: 2 Code Area: 05590 Stat Class: 148 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 860 % Complete: 100  
 Desc: Res other improvements Dimensions: RMV: 186120  
 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
Attic	4	Finished	860	0	0	1991	1991		Exception: Y N
Garage Oversized Detached	4	Finished	1333	0	0	1991	1991	ROOF	Exception: Y N

**Accessories**

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

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.

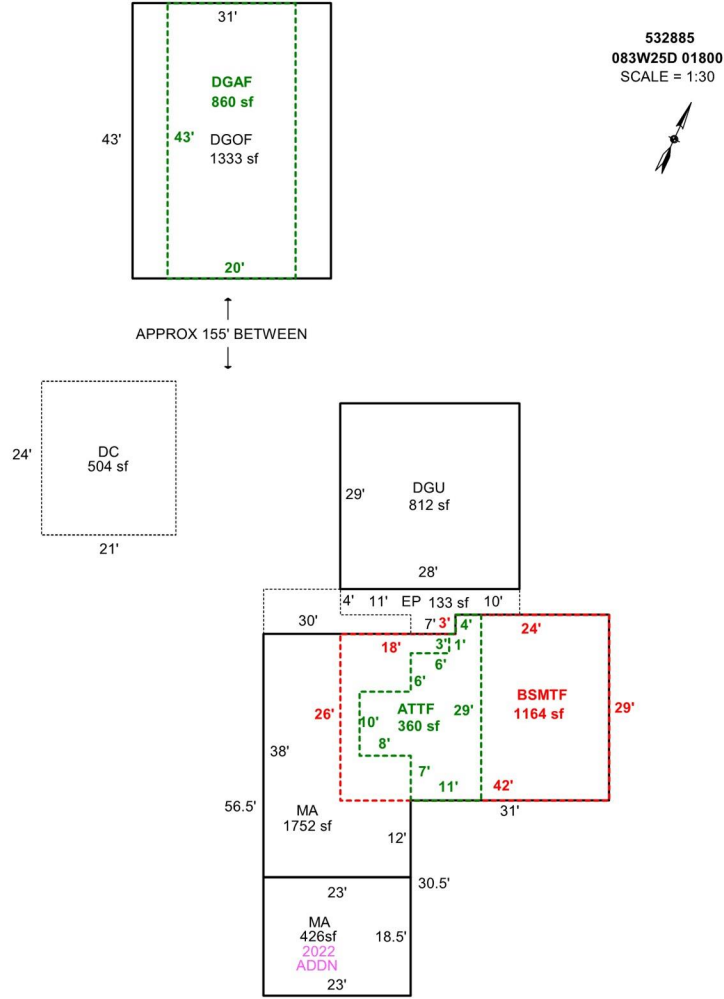


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## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA0	BSMTF	1.0	1164.0	142.0	1164.0
GLA1	MA	1.0	1752.0	190.0	
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GLA2	ATTF	1.0	360.0	96.0	360.0
GAR	DGU	1.0	812.0	114.0	
	DC	1.0	504.0	90.0	
	DGOF	1.0	1333.0	148.0	
	DGAF	1.0	860.0	126.0	3509.0
P/P	EP	1.0	133.0	70.0	133.0

### COMMENT TABLE 1

DRAWN BY JRONDEMA 4/19/18  
 UPDATED BY CJURAN 08/15/2022 555-22-005088

### COMMENT TABLE 2

### COMMENT TABLE 3

Net LIVABLE                      cnt                      3      (rounded)                      3,701

12-18-23  
WNL  
Tary