

Summary Lead Appr: WW 10/31 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: MOL Impact Print Date: 9/29/2025

Acct ID: 532930 MTL: 083W25A002800 Date: 10/20/25 Appr: MOL Prop Class: 401 RMV Prop Class: 401  
 Situs: 7198 BATTLE CREEK RD SE SALEM OR 97317 MaSaNh: 07 06 000 Unit: 56469 Year: 2025

Last Date Appraised: 08/24/2012 Appraiser: MATT LORD Tag: Y N Tag info: \_\_\_\_\_  
 Owner: PANTHER, DEAN Last Sales Date: 07/22/2025 Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 333080  
 RMV Land: 269940 RMV Imp: 430720 RMV Total: 700660 MAV: 333080 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

OSDs 25-26 Sales MLS 828194 DOM 98

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05590	0

**Land**

Site: 1 Code Area: 05590 Size: 1.41 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: Value Source: Rural at MKT 4BDS .25 Description: \_\_\_\_\_ RMV: 219940 Exception: Y N  
 Adjustment(s): GB 1.16 Fsoil Fire Patrol: \_\_\_\_\_ Description: \_\_\_\_\_  
 Comments: 00-01; REAPPRAISAL //04-05: RECALC VALUES BEING CHG PER #29

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05590 Stat Class: 142 Year Blt: 1979 Eff Year Blt: 1993 Sq.Ft: 2310 % Complete: 100.00  
 Desc: Multi Story above grade Dimensions: \_\_\_\_\_ RMV: 430720  
 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	4	Finished	2130	2	FB-2	1979	1979	HVAC, ROOF, KIT, FP - 1, BATH - 2	Y N
Attic	4	Finished	180	1	0	1979	1979	HVAC	Y N
Attic	4	Unfinished	352	0	0	1992	1992		Y N
Garage Detached	4	Unfinished	704	0	0	1992	1992	ROOF	Y N

**Accessories**

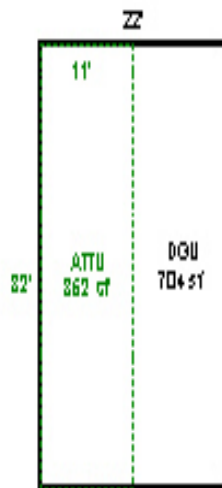
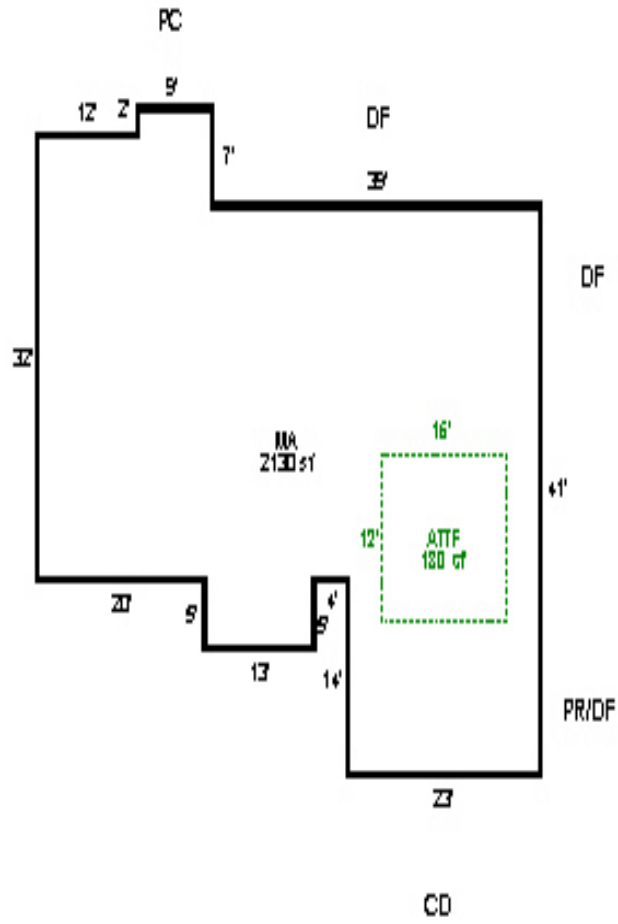
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>ASPHALT DRIVEWAY</del> <u>part of YI</u>	4	4640	1991	11693	1	Y N
YARD IMPROVEMENTS GOOD	4	1	1979	33384	1	Y N

Move to 05590 I Level

083W25A 02800

R32930

SCALE=1/25







R32930

083W25A 02800

7198 BATTLE CREEK RD SE  
SALEM, OR 97301

401

00500190

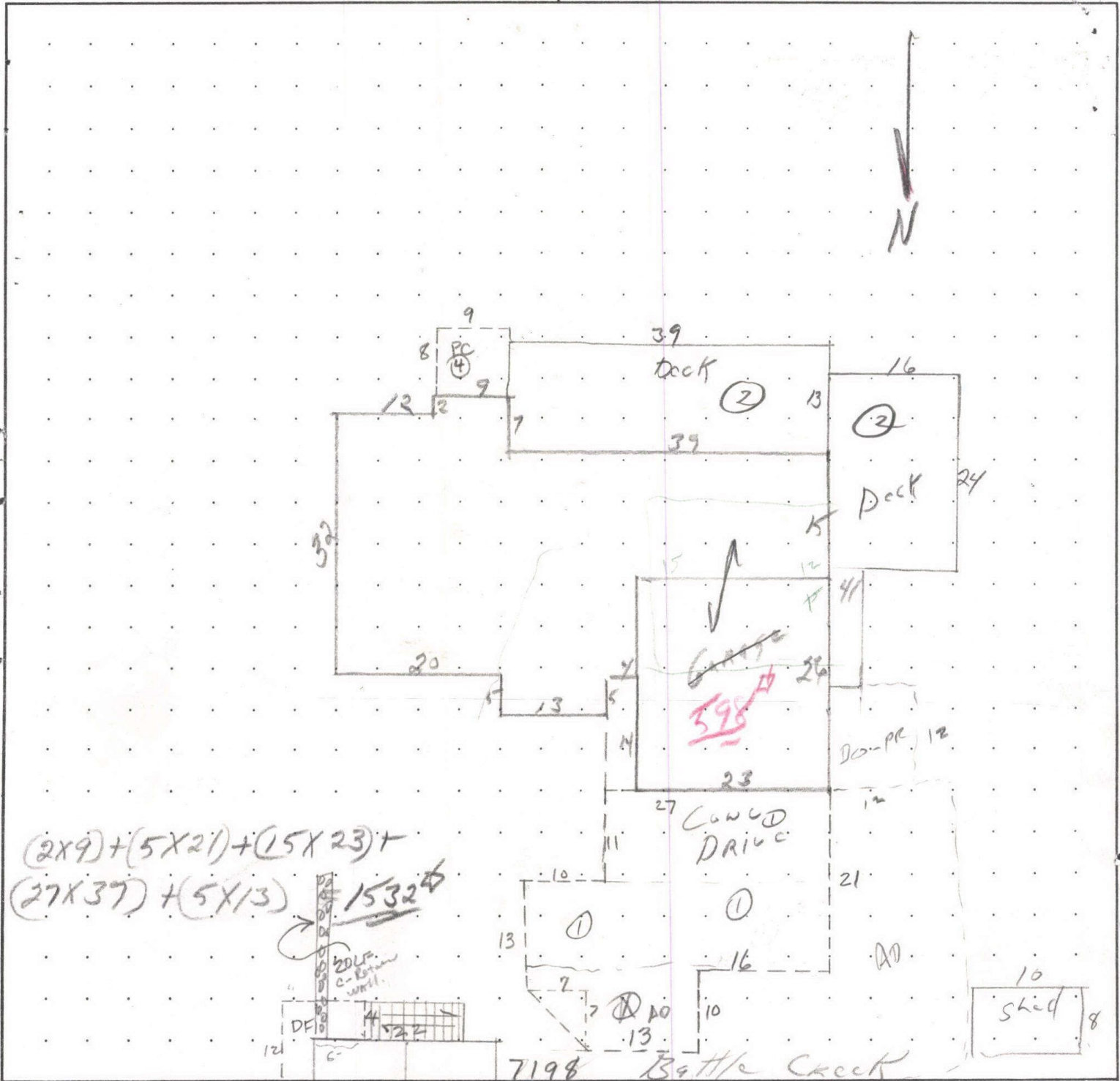
1-08-3-25-0-4969-4561-00  
 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO.

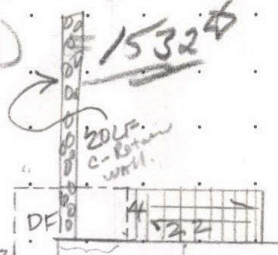
59640-012

MAP NO.

25-8-3W (TL 2800)



$(2 \times 9) + (5 \times 21) + (15 \times 23) + (27 \times 37) + (5 \times 13) = 1532 \text{ sq ft}$



7198 Bottle Creek

MEASUREMENT VERIFIED	
DATE	BY
1-16-79	GR
8-14-90	DN 76
7-11-08	82
8-24-12	73

REMARKS: Above DG. 328  
 Storage Area (11x32)  
 BIT "92"  
 AD-IAD  
 GRADU  
 320x12  
 10x96  
 32x40  
 $(2 \times 9) + (5 \times 21) + (27 \times 66) + (5 \times 13) + (14 \times 23) = 2130 \text{ sq ft}$

# SKETCH/AREA TABLE ADDENDUM

Parcel No 083W25A 02800

File No R32930

Property Address 7198 BATTLE CREEK RD SE

City SALEM

State OR

Zip 97317

Owner

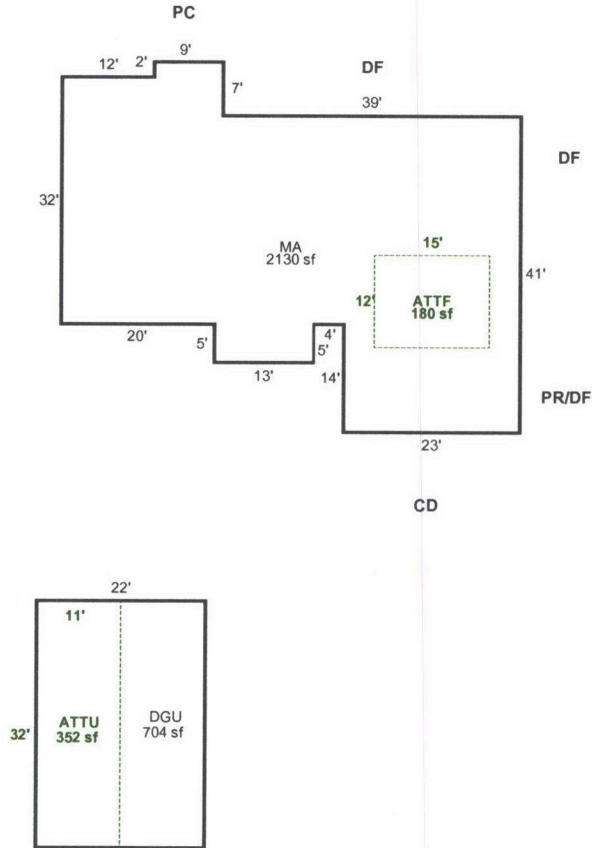
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

083W25A 02800  
R32930  
SCALE=1:25



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2130	226	2130
ATTU	ATTU	1.00	352	86	352
ATTF	ATTF	1.00	180	54	180
GAR	DGU	1.00	704	108	704
Net LIVABLE Area (Rounded w/ Factors)					2662

### Comment Table 1

APEXED BY NRC 08/07/2009

Comment Table 2

Comment Table 3

AREA CALCULATIONS

R32930 083W25A 02800 Appr #: 73 Date 8-24-12 Prop Class 401 Prop Code F42  
 Situs Address 7198 BATTLE CREEK RD SE Franchise Code 73 Year For: 2012-2013  
 Owner EIDING, STEVEN P & MARSHA E

Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: SPOKE TO OWNER

RMV Land:	150,690	RMV Imp:	167,140	RMV Total:	317,830	M50 Total:	229,530
Seg.Type MA	Seg. # 1.1	Method: R05	Class 4	Area 2130	Eff Area 2130		
Length	Width	Roof Cover COMP	Plumbing BATH2	Heat FA			
Fireplace HRTH-P	Inter. Comp: DW;H&F		Bedrooms 2				
Year Built 1979	Eff. Year Built 1979	Cond. P F A G E					
Adj Codes RLCM4	Qlty	% Comp	Func	Econ	RMV: 103,480		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					
Seg.Type ATTF	Seg. # 1.4	Method: R05	Class 4	Area 180	Eff Area 180		
Length	Width	Roof Cover	Plumbing	Heat FA			
Fireplace	Inter. Comp:		Bedrooms 1				
Year Built 1979	Eff. Year Built 1979	Cond. P F A G E					
Adj Codes RLCM4	Qlty	% Comp	Func	Econ	RMV: 10,340		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					
Seg.Type ATTU	Seg. # 1.7	Method: R05	Class 4	Area 352	Eff Area 352		
Length	Width	Roof Cover	Plumbing	Heat			
Fireplace	Inter. Comp:		Bedrooms				
Year Built 1992	Eff. Year Built 1992	Cond. P F A G E					
Adj Codes RLCM4	Qlty	% Comp	Func	Econ	RMV: 9,540		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					

**Accessory Improvements**

Seg.Type YI4G	Seg. # 1.2	Method: R05	Class	Area 1	Eff Area 1		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style	Floor		Plumbing				
Year Built	Eff. Year Built:	Cond. P F A G E	% Comp	Econ	RMV: 7,000		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					
Seg.Type AD	Seg. # 1.3	Method: R05	Class	Area 4640	Eff Area 4640		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style	Floor		Plumbing				
Year Built	Eff. Year Built: 1991	Cond. P F A G E	% Comp	Econ	RMV: 10,440		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					
Seg.Type RW	Seg. # 1.5	Method: F;LS	Class	Area	Eff Area 0		
Length	Width	Foundation	Ex. Wall	Roof Cover			
Roof Style	Floor		Plumbing				
Year Built 1991	Eff. Year Built: 1991	Cond. P F A G E	% Comp	Econ	RMV: 1,400		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					

**Out Buildings**

Seg.Type DGU	Seg. # 1.6	Method: R05	Class 4	Area 704	Eff Area 704		
Length	Width	Foundation	Ex. Wall	Roof Cover COMP			
Roof Style	Floor		Plumbing				
Heat	Int. Comp.		Elect.	Yr. Bilt. 1992	Eff. Yr. Bilt: 1992		
Cond. P F A G E	Adj. Codes RLCM4	% Comp	Func	Econ	RMV: 24,940		
Lump Sum	Except Code/Year <u>n/c</u>	Comments					

R32930 083W25A 02800 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F42  
 Situs Address 7198 BATTLE CREEK RD SE Franchise Code 73 Year For: 2012-2013  
 Owner EIDING, STEVEN P & MARSHA E

Tags Cycle Sales Verification Other: \_\_\_\_\_

Notes: \_\_\_\_\_

RMV Land: 150,690 RMV Imp: 167,140 RMV Total: 317,830 M50 Total: 229,530

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	009S	1.41		
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

**ROUTING SLIP**

Date \_\_\_\_\_ Clerk \_\_\_\_\_

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_





8-24-12

DGU

