

Acct ID: 520064 MTL: 063W250002600 Date: 5/28/25 Appr: GRH Prop Class: 551 RMV Prop Class: 551
 Situs: 7198 RIVER RD NE SALEM OR 97303 MaSaNh: 04 06 000 Unit: 68409 Year: 2024
 Last Date Appraised: 06/20/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y Tag info: 2023 - MS Placement - Parcel (Addition)
 Owner: DITCHEN LAND COMPANY LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 188591
 RMV Land: 1013690 RMV Imp: 7640 RMV Total: 1021330 MAV: 8340 MSAV: 180951 SAV: 559091
 Comment: 23-24 L4 06.20.23 MLH
 23-24: L3 1.12.23 MLH

Notations

No change

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Farm ok seed

No OSD data available.

Land

Site: 1	Code Area: 92410	Size: 17.10 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 160600	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 23-24: No MH on site, delete SA OSD. 20-21: #35 C19 CYCLE WORK, NO CHG / 2400210 // 06-07: RECALC SETUP;#31 10-24-05					
Site: 2	Code Area: 92410	Size: 3.90 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 33440	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 02400210					
Site: 3	Code Area: 92410	Size: 8.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Woodlot	Description: TWO BENCH DRY			RMV: 71860	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 02400210					
Site: 4	Code Area: 92410	Size: 3.72 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 910	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 02400210					
Site: 5	Code Area: 92410	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 3LL	Value Source: Farm Use - EFU	Description: THREE LAKE LABISH LAND			RMV: 32670	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980					
Site: 6	Code Area: 01420	Size: 21.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 201920	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 20-21: #35 C19 CYCLE WORK, NO CHG / 100220// 06-07: RECALC SETUP;#31 10-24-05					
Site: 7	Code Area: 01410	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY			RMV: 8990	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 2009 / 00100210					
Site: 8	Code Area: 01410	Size: 48.20 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR			RMV: 452660	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 00100210					
Site: 9	Code Area: 01410	Size: 5.60 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR			RMV: 48020	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 100210 // 01-02: COMBINED LAND SEGGS - SAME SOIL CLASS, SAME LIAB YR, 5.25 TTL ACRES					
Site: 10	Code Area: 01410	Size: 10.70 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 2620	Exception: Y N
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:		Description:		
Comments:	Liability year - 1980 / 00100210					

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

Bldg: 1 Code Area: 01410 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1664 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 52x32 RMV: 6940
 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: Y N
General Purpose Bldg	5	Finished	1664	0	0	1975	1975	FAIR	

Accessories

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

Bldg: 2 Code Area: 01410 Stat Class: 355 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 520 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 52x10 RMV: 700
 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: Y N
Lean-to Heavy Duty	4	Finished	520	0	0	1975	1975		

Accessories

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

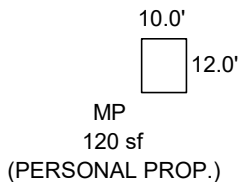
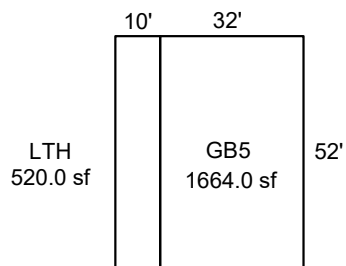
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520064 Parcel No.: 063W25 02600
 Property Address: 7198 RIVER ROAD N.
 City: SALEM County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520064
063W25 02600
 SCALE 1:50



Sketch by ApexSketch

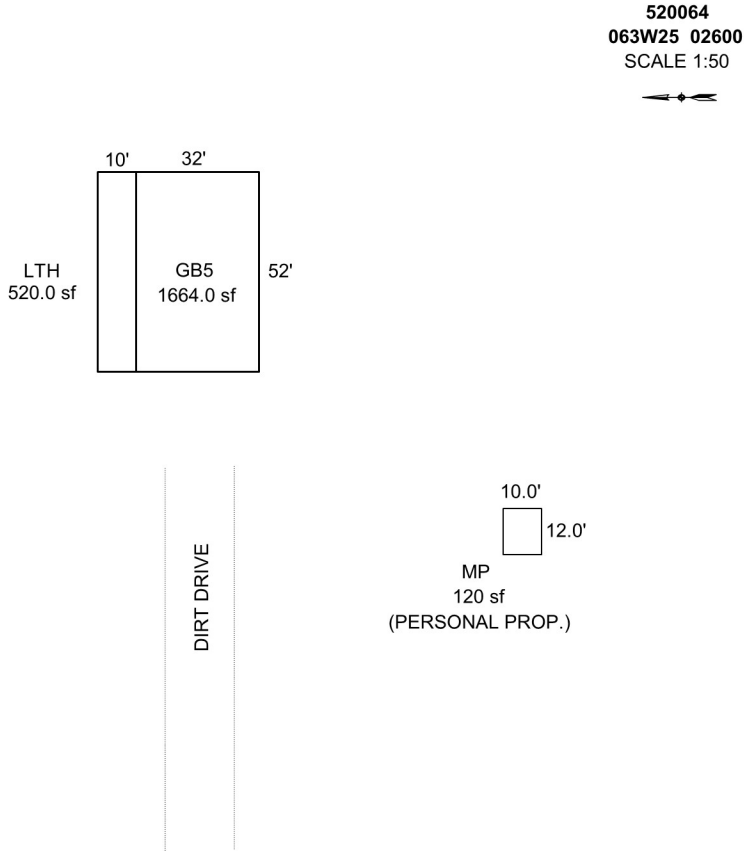
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	GB5	1.0	1664.0	168.0		Apex by RW 06/24/08 Update to remove GB (2400sf) 1/27/2012 Jane UPDATED BY CJURAN 03/24/2021 UPDATED BY CJURAN 05/17/2023 UPDATED BY CJURAN 06/21/2023 UPDATED BY CLOBERG 08/15/25	
	LTH	1.0	520.0	124.0			
	MP	1.0	120.0	44.0	2304.0		
Net BUILDING		cnt	3 (rounded)		2,304		
						COMMENT TABLE 2	COMMENT TABLE 3
						#06 WV 12/17/2020 MLH 01/12/2023 MLH 06/20/2023 GRH 05/28/25	TAGS L2 TAGS L3 SV L4 CYCLE L3

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SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB5	1.0	1664.0	168.0	
	LTH	1.0	520.0	124.0	
	MP	1.0	120.0	44.0	2304.0

COMMENT TABLE 1

Apex by RW 06/24/08
 Update to remove GB (2400sf) 1/27/2012 Jane
 UPDATED BY CJURAN 03/24/2021
 UPDATED BY CJURAN 05/17/2023

COMMENT TABLE 2

#06 WV 12/17/2020
 MLH 01/12/2023

COMMENT TABLE 3

TAGS L2
 TAGS L3

GPH 5/28/25 Cycle L3

47 TAGS 12/1/21
 GPH L3

Net BUILDING cnt 3 (rounded) 2,304