

Acct ID: 520274 MTL: 063W340001000 Date: **3/13/24** Appr: **GRH** Prop Class: 541 RMV Prop Class: 401
 Situs: 6010 WINDSOR ISLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 87011 Year: 2024

Last Date Appraised: 06/16/2022 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** Tag info:

Owner: FRIESEN, MARK W & FRIESEN, JUDY A Roll Type: R
 Cycle: _____ Sales Verification: _____ Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 205773
 RMV Land: 288890 RMV Imp: 223040 RMV Total: 511930 MAV: 204520 MSAV: 1253 SAV: 3640
 Comment: 22-23 L4 6/16/22 **LUKE**

Update inv

Notations

RP/MS	Code	Description	INPUT GRH 06.03.24
RP	FUZ	FARM NON-EFU ZONED	

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	90000	24200	0

Land OK WW

Site: 2 Code Area: 24200 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 2BD Value Source: Market Homesite Description: TWO BENCH DRY RMV: 112130 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: _____ Description: _____
 Comments: 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE

Site: 3 Code Area: 24200 Size: 0.74 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - Non EFU Description: TWO BENCH IRR RMV: 86760 Exception: Y N
 Adjustment(s): IRR, GSOIL Fire Patrol: _____ Description: _____
 Comments: Liability year - 1981 / 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 131 + Year Blt: 1943 Eff Year Blt: 1989 Sq.Ft: 1896 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 218100
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	3 +	Finished	1896	3	FB-1/ HB-1	1943	1989	KIT+, ROOF, HVAC, FP - 1, BTH - 1, BATH - 1	Y N
Garage Attached	3	Finished	484	0	0	2003	2003	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	3	1628	1970	3915	1	Y N

Bldg: 2 Code Area: 24200 Stat Class: 108 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: _____ RMV: 1640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
GARDEN GREENHOUSE	1	128	0	1643	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 24200 Stat Class: 341 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 90 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x9 RMV: 370
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0

Nlc

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Multi-Purpose Bldg	4	Finished	90	0	0	0	0	FAIR	Y N

Accessories

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

delete under 100\$ Apex only

Bldg: 4 Code Area: 24200 Stat Class: 312 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 600 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: 30x20 RMV: 2930
 Func Obsc: 50 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0



Floors

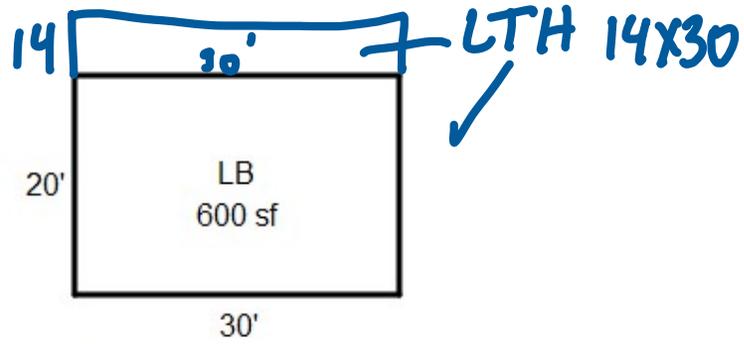
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Loft Barn	4	Finished	600	0	0	1990	1990	FAIR	

Accessories

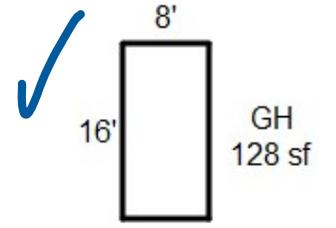
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

355 LTH, 14x30,
 EYB-2000/

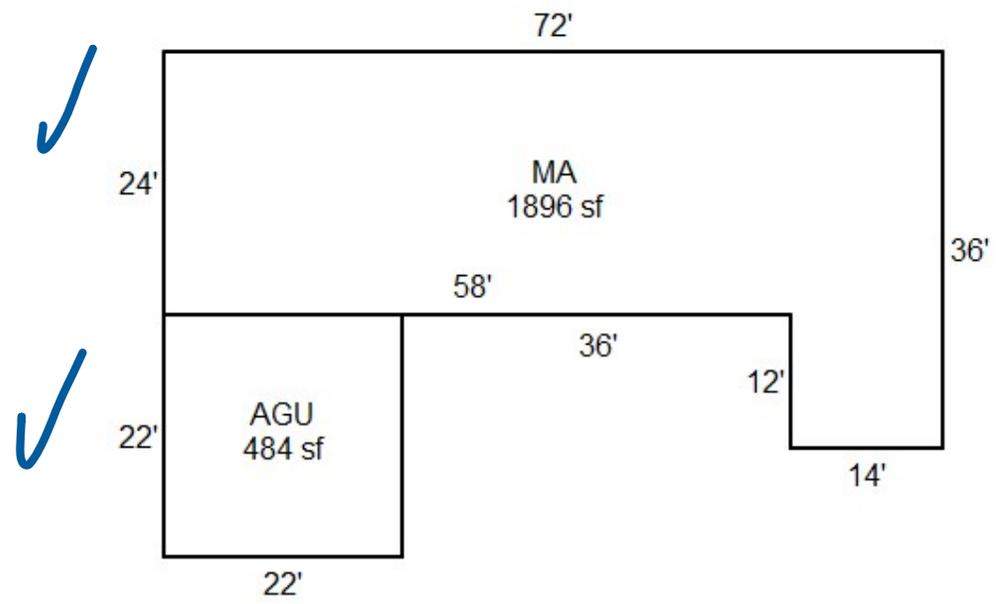
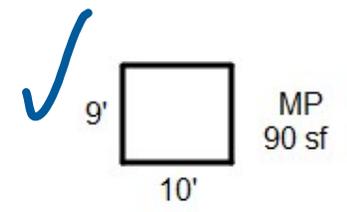
I/O Has been there
 since last
 appraised.



R20274
063W34 01000
1=25'



APEX UPDATED











063W34 01000
541 M4K A23
92420220

R20274

FRIESEN, MARK W &

1.74 acres

6010 WINDSOR ISLAND RD N KEIZER, OR 97303
07/18/2006

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34 01000

File No R20274

Property Address 6010 Windsor Island Rd N

City Keizer

State OR

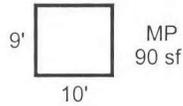
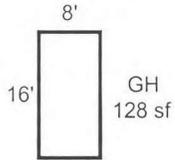
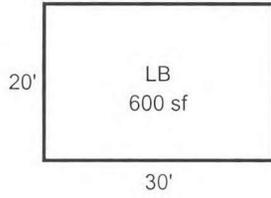
Zip 97303

Owner

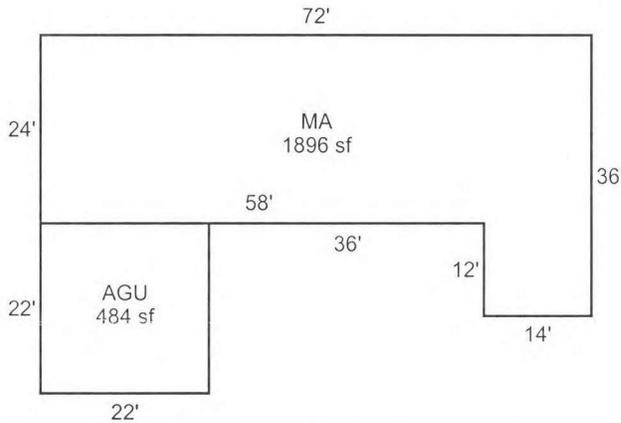
Client

Appraiser Name

SUBJECT



R20274
063W34 01000
1=25'



IMPROVEMENTS SKETCH

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1896	216	1896
GBA1	GH	1.00	128	48	
	MP	1.00	90	38	
	LB	1.00	600	100	818
GAR	AGU	1.00	484	88	484

Comment Table 1

Apex by RW 04/02/08

Comment Table 2

Comment Table 3

Net LIVABLE Area
Net BUILDING Area

(Rounded w/ Factors)
(Rounded w/ Factors)

1896
818

AREA CALCULATIONS

CONSTRUCTION COMPLETION PERCENTAGE GUIDE

ACCOUNT # R20274

NATURE OF WORK	BASEMENT		NO BASEMENT	
	% ITEM	% SUM	% ITEM	% SUM
Plans/Survey/Temporary Facilities	3.2%	3.2%	2.9%	2.9%
Excavation	4.2%	7.4%	1.4%	4.3%
Foundation Poured in Place (floor included in basement)	10.1%	17.5%	2.9%	7.2%
Framing Material and Labor	20.2%	37.7%	18.7%	25.9%
Roofing and Gutters	5.3%	43.0%	6.3%	32.2%
Windows and Exterior Doors Set	6.1%	49.1%	6.9%	39.1%
Siding On	4.6%	53.7%	5.1%	44.2%
Plumbing	5.7%	59.4%	7.2%	51.4%
Electrical Wiring and Fixtures	4.1%	63.5%	4.3%	55.7%
Heating System	2.2%	65.7%	2.9%	58.6%
Insulation	1.0%	67.5%	2.3%	60.9%
Drywall (hung, taped and textured)	4.1%	71.6%	5.1%	66.0%
Floor Underlayment	1.0%	72.6%	1.1%	67.1%
Painting (interior/exterior)	3.0%	75.6%	4.0%	71.1%
Cabinets (hung, finished with hardware)	6.7%	82.3%	8.2%	79.3%
Floor Coverings and Countertops	6.2%	88.5%	7.2%	86.5%
Finished Carpentry, Interior Doors, Trim	5.8%	94.3%	6.8%	93.3%
Ornamentation (brick, wallpaper, etc.)	2.7%	97.0%	3.2%	96.5%
Weather Stripping	.5%	97.5%	.6%	97.1%
Porch	1.5%	99.0%	1.7%	98.8%
Finish Grade	1.0%	100.0%	1.2%	100.0%

APPRAISER T-36 DATE 1/14/04 YR FOR 04-05 % COMP. 30/93
 APPRAISER _____ DATE _____ YR FOR _____ % COMP. _____
 APPRAISER _____ DATE _____ YR FOR _____ % COMP. _____
 APPRAISER _____ DATE _____ YR FOR _____ % COMP. _____

APPRAISERS DISCRETION WILL BE USED TO DETERMINE % COMPLETE TO THE NEAREST WHOLE NUMBER.
 REMEMBER THIS IS MERELY A GUIDE.

- - Appraisal Land and Improvement Information - -
 Property ID: R20274 (Real Estate) 063W34 01000

Neighborhood : SALE.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
L1	ON SITE DEVELOPMENT		\$90,000	\$0
L2	MARKET HOMESITE (005)	1.0000-AC	\$81,400	\$0
L3	TWO BENCH IRR (005)	0.7400-AC	\$60,240	\$980
Land Totals Lgl AC(1.74)		1.7400-AC	\$231,640	\$980

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		3	\$130,710
I2	GREEN HOUSE	R		1	\$3,000
I3	MULTI/MISC PURPOSE BUILDING	F		1	\$0
I4	LOFT BARN	F		1	\$3,470
Improvement Totals					\$137,180

L*-Create Land
 C*L-Copy Land

I*-Create Improvement
 C*I-Copy Improvement

R-Recalculate
 (.) More

Enter selection or <RET> to Exit: _____

KH 90 7/27/2016 Change Land Table

*7/28/16
 (31)*







63W/34-01000

10/15/02

63W-34-01000

10/15/02



63 W/34/01000

10/15/02





63W-34-01000

10/15/02



63/W-34-01000

10/15/02



4/10/53

R20274



4/19/03

R 20274



4/10/53

R 20274



4/10/03

R 20274



R20274

062W 34 1000

1-12-05



R20274 063W34 01000 7/27/06



R20274 063W34 01000 7/27/06



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R20274 062W24 04000



67 R20274 Na - 9/14/11

