

Summary Lead Appr: **WW** Clerk: _____ Lead Clerk: _____ Appr: **GRH** Print Date: 1/25/2024

Acct ID: 519572 MTL: 063W150001300 Date: **6/6/24** Appr: **GRH** Prop Class: 551 RMV Prop Class: 551
Situs: 8680 WINDSOR ISLAND RD N SALEM OR 97303 MaSaNh: 04 06 000 Unit: 32287 Year: 2024

Last Date Appraised: 07/21/2008 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: FROMHERZ, MARGIE J

Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP

AV: 183309

RMV Land: 97950 RMV Imp: 305290 RMV Total: 403240 MAV: 170330 MSAV: 12979

SAV: 21841

Comment: **not comfortable entering property**

Notations

No changes

INPUT GRH 07.10.24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92410	0

Land

Site: 2 Code Area: 92410 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: 13940 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 2009 / 2400210

Site: 3 Code Area: 92410 Size: 1.50 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: 2BD Value Source: Farm Use - EFU Description: TWO BENCH DRY RMV: 20910 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1988 / 2400210

Site: 4 Code Area: 92410 Size: 47.61 Acres Use Code: 005 Zone: REST SAV Use: 011 Exception: 0
 Class: WST Value Source: WASTE RURAL Description: Rural WASTELAND RMV: 18100 Exception: Y N
 Adjustment(s): GSOIL, WASTE Fire Patrol: Description:
 Comments: Liability year - 1982 / 2400210
 river/marsh

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 92410 Stat Class: 143 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 2244 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 255780
 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	1122	2	FB-1	1980	1980	BATH - 1, KIT-, ROOF, HVAC, FP - 1	Y N
Basement	4	Low Cost	1122	2	FB-1	1980	1980	BATH - 1, HVAC	Y N

n/c

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS AVERAGE	4	1	1980	22041	1

Bldg: 5 Code Area: 92410 Stat Class: 121 Year Blt: 1950 Eff Year Blt: 1950 Sq.Ft: 568 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 44800
 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	2	Finished	568	0	0	1950	1950	KIT-, BATH+, ROOF, HVAC	Y N

n/c

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 301 Year Blt: _____ Eff Year Blt: _____ Sq.Ft: 64 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 8x8 RMV: 0
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

n/c

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Pump House	0	Finished	64	0	0	0	0		Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 780 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x26 RMV: 4010
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	5	Finished	780	0	0	1980	1980	AVG	Exception: Y N

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 354 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 858 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 33x26 RMV: 700
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

N/C

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Light Duty	4	Finished	858	0	0	1980	1980		Exception: Y N

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W15 01300

File No R19572

Property Address 8680 WINDSOR ISLAND RD N

City SALEM

State OR

Zip 97303

Owner

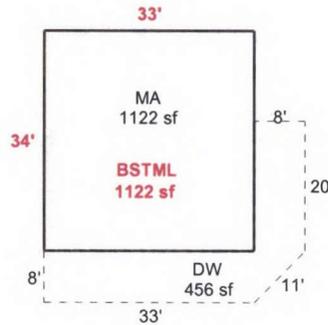
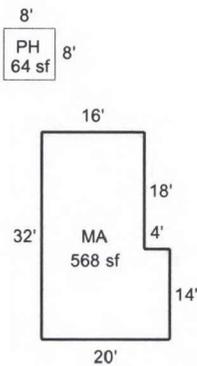
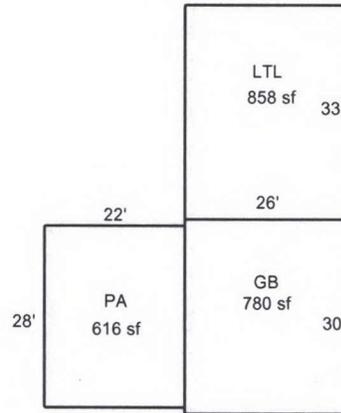
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

R19572
063W15 01300



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	568	104	568
GLA5	BSTML	1.00	1122	134	1122
GBA1	MA	1.00	1122	134	
	GB	1.00	780	112	
	PA	1.00	616	100	
	LTL	1.00	858	118	3376
P/P	DW	1.00	456	133	456

Comment Table 1

APEX BY CE 9/23/10

Comment Table 2

GAH 6/6/24

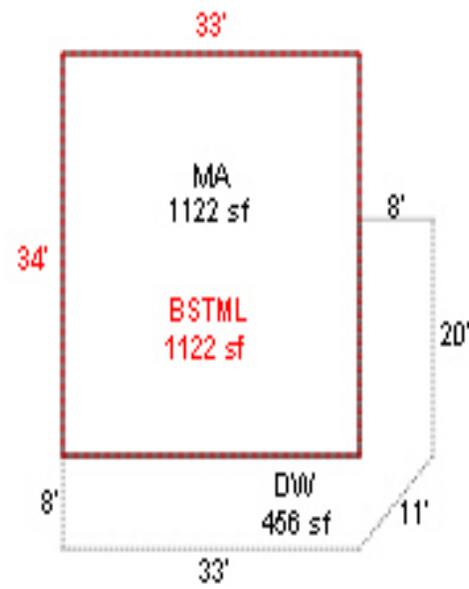
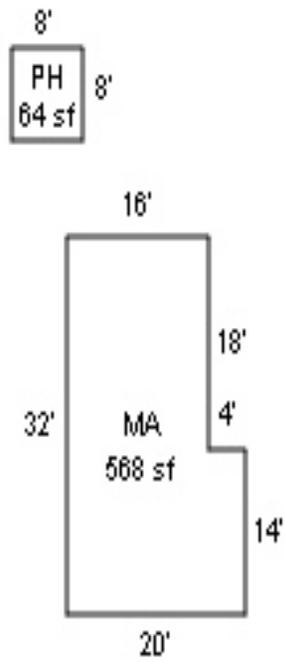
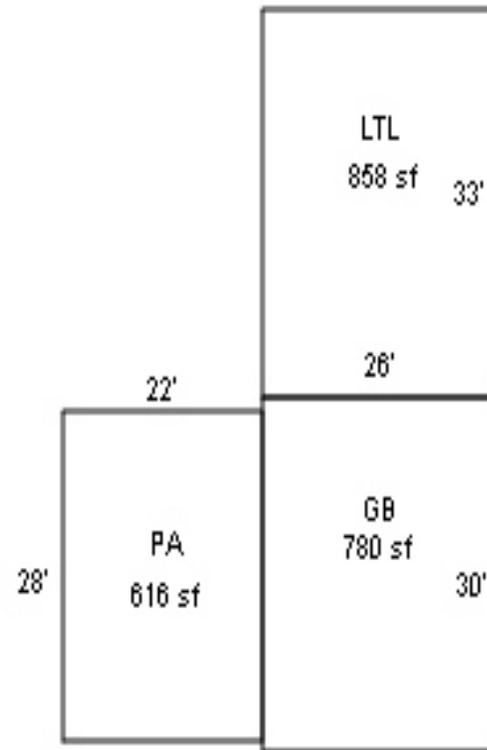
Comment Table 3

Cycle

L4

Net LIVABLE Area (rounded w/ factors) 1690
Net BUILDING Area (rounded w/ factors) 3376

R19572
063W15 01300



R19572

15 063W
063W-15 -01300 48432-000
502 (551) 0-4H A94A 024-00-21-0
FROMHERZ, ADOLF J & MARGIE J

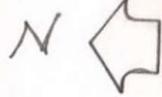
50.11 ACRES
PCJ NO 24887 PCJ NO 26251

8680 WINDSOR ISLAND RD N
V0216P0330RD

07/27/95

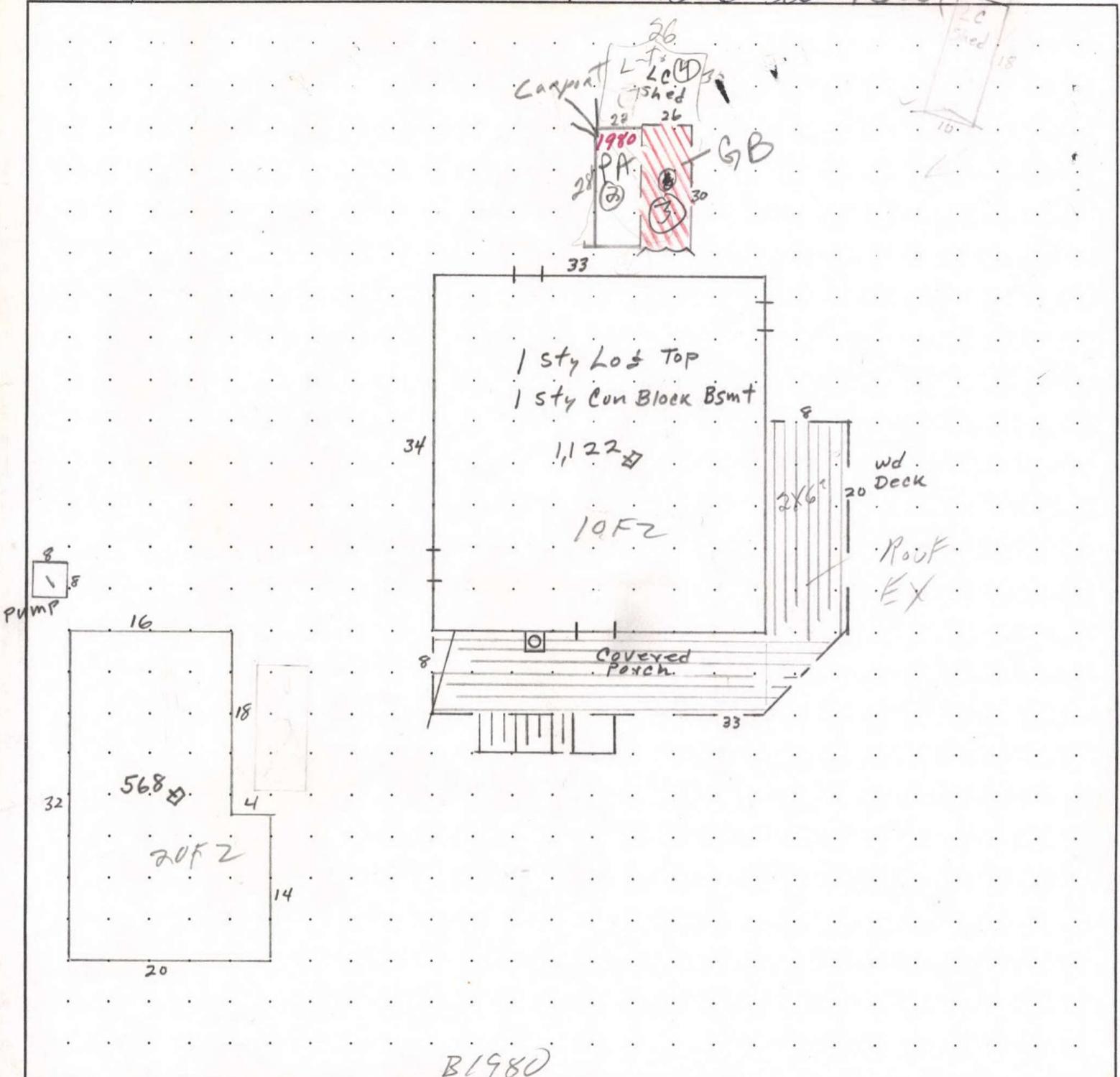
R19572

BUILDING DIAGRAM AND OUTBUILDINGS



ACCT. NO. ~~48432-000~~

MAP NO. 15-6-3W 1300



B1980

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
12-27-79	RWH	Fromherz, A. J. Lo & House Construction 8680 Windsor Island Rd $33 \times 34 = 1122$ NV - Recale
3/3/86	52	
10-28-05	32	
7-21-08	19 SW	

R19572 063W15 01300 Appr #: 19 Date 7-21-08 Prop Class 551 Prop Code A94A
 Situs Address 8680 WINDSOR ISLAND RD N Franchise Code 19 Year For: 2008-2009
 Owner FROMHERZ, MARGIE J
 Notes: update info

RMV Land: 334,840 RMV Imp: 156,640 RMV Total: 491,480

Seg. Type MA Segment # 1.1 Class 4 Area 1122 Eff Area 1122 Length Width
 Roof Cover COMP Plumbing BATH1
 Heat BB Fireplace HRTH-P Inter. Comp Eng, H+P
 Bedrooms 2 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type BSMTL Segment # 1.2 Class 4 Area 1122 Eff Area 1122 Length Width
 Roof Cover Plumbing BATH1
 Heat BB Fireplace Inter. Comp
 Bedrooms 2 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E
 Adj Codes RLCM4 Qty 4 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type MA Segment # 5.1 Class 2 Area 568 Eff Area 568 Length Width
 Roof Cover COMP Plumbing SHR
 Heat ST Fireplace Inter. Comp None
 Bedrooms 1 Year Built 1950 Eff. Year Built 1950 Cond. P F A G E
 Adj Codes RLCM2 Qty 2 % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Accessory Improvements

Seg. Type YI4A Segment # 1.3 Area 1 Length Width
 Cond. P F A G E Year Built Eff. Year Built: % Comp ___ Econ ___

Out Buildings

Seg. Type PH Segment # 2.1 Class Area 64 Length 8 Width 8
 Foundation CONC Ex. Wall Plywd Height
 Roof Cover METAL Roof Style Gable Floor CONC Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt:
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum N/V Except Code/Year ___ Comments ___

Seg. Type GB Segment # 3.1 Class 5 Area 780 Length 30 Width 26
 Foundation CONC Ex. Wall BKENAM;14FT Height
 Roof Cover BKENAM Roof Style GABLE Floor CONC Plumbing
 Heat Int. Comp. Elect. 110V Yr. Blt. Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum ___ Except Code/Year ___ Comments ___

Seg. Type LTL Segment # 4.1 Class Area 858 Length 33 Width 26
 Foundation POST Ex. Wall Height
 Roof Cover METAL Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1980
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___
 Lump Sum 0 Except Code/Year ___ Comments ___

R19572 063W15 01300 Appr #: _____ Date _____ Prop Class 551 Prop Code A94A
 Situs Address 8680 WINDSOR ISLAND RD N Franchise Code 19 Year For: 2008-2009
 Owner FROMHERZ, MARGIE J
 Notes: _____

RMV Land: 334,840 RMV Imp: 156,640 RMV Total: 491,480

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	EFU HMSTD INCREMENT	OSDA.RUR	0		
2	EFU HOMESITE	008C	1		
3	TWO BENCH IRR	008CI	2		
4	TWO BENCH IRR	008CI	1		
5	FARM WOODLOT	WOOD	18		
6	RIVER	008C	28.11		

Eff Acres 50.11

Companion Accounts

Date 7/23/08 Clerk Chris **ROUTING SLIP**

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

- Data entry reviewed by/comments _____
- Appraiser response _____
- Reviewed by lead appraiser/comments _____

- - Appraisal Land and Improvement Information - -

Property ID: R19572 (Real Estate) 063W15 01300

Neighborhood : CENT.RUR

- - Land Segments - -

Land #	Description.....PROP CLS	Size	RMV Total	Special Use
	L1 FARM OSD		\$40,000	\$4,000
2009	L2 FARM HOMESITE (008C)	1.0000-AC	\$8,230	\$3,520
1988	L3 TWO BENCH IRR DRY (008CG)	1.5000-AC	\$19,180	\$2,000
1982	L4 FARM WOODLOT WASTELAND (WASTE)	18.0000-AC 47.61	\$14,400	\$5,760
1982	L5 RIVER (008CF) Delete	29.6100-AC	\$157,610	\$2,640
	Land Totals Lgl AC(50.11)	50.1100-AC	\$239,420	\$17,920

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R		3	\$144,990
I2	PUMP HOUSE	F		1	\$0
I3	GENERAL PURPOSE BUILDING	F		1	\$4,190

Enter 'C' To Display Remaining Improvements

Enter 'P' to Print Appraisal Card,

'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to Exit: _____

10/4/16
31

90 9/30/16

RegGIS shows that the "River" portion does is not owned by anyone; considered public property. It consists of Clear Lake, an old oxbow of the Willamette River. The total acreage in this taxlot appears to be incorrect (i.e. too high), but it fluctuates w/ the level of Clear Lake.

* The woodlot should all be classified as wasteland. It is all in the floodplain of the Willamette River and an oxbow lake.

No Water Rights

R19572 063W15 01300 Prop Class: 551 Prop Code: A94A Fran: 06 Appr #: 29 Date: 9-23-20
 Situs Address 8680 WINDSOR ISLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner FROMHERZ, MARGIE J Pictom Other: _____

RMV Land: 105,490 RMV Imps: 254,840 RMV Total: 360,330 M50 Total: 141,200 For: 2020-2021

Notes: Cannot see through the trees, tag for 17-21
KU = Filberts + hots Cycle Fall

Seg: 1.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: RNG;H&F Adj: RLCM4
 Class: 4 Roof Style:
 Area: 1122 Eff 1122 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: HRTH-P Year: 1980 Eff: 1980 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 118,220
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 1.2 BSMTL RESIDENTIAL
 Method: R05 Roof Cover: Int Comp: Adj: RLCM4
 Class: 4 Roof Style:
 Area: 1122 Eff 1122 Flooring:
 Dimens: x Plumbing: BATH1 Electrical: Qty: _____
 Found: Heat/AC: BB Bedrooms: 2 % Comp: _____
 Ex Wall: Fireplace: Year: 1980 Eff: 1980 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 79,870
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 5.1 MA RESIDENTIAL
 Method: R05 Roof Cover: COMP Int Comp: Adj: RLCM2
 Class: 2 Roof Style:
 Area: 568 Eff 568 Flooring:
 Dimens: x Plumbing: SHR Electrical: Qty: _____
 Found: Heat/AC: ST Bedrooms: % Comp: _____
 Ex Wall: Fireplace: Year: 1950 Eff: 1950 Adj: _____
 AddFactor1: AddFactor2: AddFactor3: RMV: 36,650
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Accessory Improvements

Seg: 1.3 YI4A RESIDENTIAL
 Method: R05 Roof Cover: BKENAM Int Comp: Adj:
 Class: Roof Style:
 Area: 1 Eff: 1 Flooring:
 Dimens: x Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Adj: _____
 Ex Wall: Fireplace: Year: Eff: RMV: 15,750
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Out Buildings

Seg: 2.1 PH PUMP HOUSE
 Method: F Roof Cover: METAL Int Comp: Adj:
 Class: Roof Style: GABLE
 Area: 64 Eff: 64 Flooring: CONC
 Dimens: 8 x 8 Plumbing: Electrical: % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: PLYWD Fireplace: Year: Eff: Value: 0
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 3.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: BKENAM Int Comp: Adj: FLCMMP
 Class: 5 Roof Style: GABLE
 Area: 780 Eff: 780 Flooring: CONC
 Dimens: 30 x 26 Plumbing: Electrical: 110V % Comp: _____
 Found: CONC Heat/AC: Bedrooms: Func: _____
 Ex Wall: BKENAM;14FT Fireplace: Year: Eff: 1980 Value: 3,650
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

Seg: 4.1 LTL LEAN-TO
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM
 Class: Roof Style: SHED
 Area: 858 Eff: 858 Flooring: DIRT
 Dimens: 33 x 26 Plumbing: Electrical: % Comp: _____
 Found: POST Heat/AC: Bedrooms: Func: _____
 Ex Wall: Fireplace: Year: Eff: 1980 Value: 700
 AddFactor1: AddFactor2: AddFactor3:
 Exc Code: _____ Comment/Adj: _____ L/S: _____

R19572 063W15 01300 Prop Class: 551 Prop Code: A94A Fran: 06 Appr #: _____ Date: _____

Situs Address 8680 WINDSOR ISLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif

Owner FROMHERZ, MARGIE J Pictom Other: _____

RMV Land: 105,490 RMV Imps: 254,840 RMV Total: 360,330 M50 Total: 141,200 For: 2020-2021

Notes: _____

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	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	TWO BENCH DRY	008CG	1.50		
4	WASTELAND	WASTE	47.61		

Eff Acres 58.88 Companion Accounts R19571 063W15 01400

Zone: EFU

Routing Slip

Date: 6/2 Clerk: Amy Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____



3 13 '96



3 13 '96