

Acct ID: 519596 MTL: 063W21D000300 Date: **4/18/24** Appr: **GRH** Prop Class: 459 RMV Prop Class: 459
 Situs: 7513 WINDSOR ISLAND RD N SALEM OR 97303 MaSaNh: 04 06 000 Unit: 33259 Year: 2024

Last Date Appraised: 06/01/2020 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info:

Owner: FLEMING, MARVIN RAY & FLEMING, VIRGINIA K Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: **1 2 3 4** LCB TTC INSP AV: 165530
 RMV Land: 211120 RMV Imp: 28920 RMV Total: 240040 MA: 165530 MSAV: 0 SAV: 0
 Comment: LEVEL 4 C19 6-1-20 06WV

Notations Update inv, Add MS & HC as new
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	35000	92420	0

Land
 Site: 1 Code Area: 92420 Size: 1.71 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: Value Source: Rural Restrictive Description: RMV: 176120 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 06-07: RECALC SETUP: APPR T41, 10-26-05.

Improvements - Residence / Manufactured Structures
 Bldg: 4 Code Area: 92420 Stat Class: 108 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 6190
 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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	2400	1994	6192	1

Bldg: 5 Code Area: 92420 Stat Class: 443 Year Blt: 1971 Eff Year Blt: 1988 Sq.Ft: 804 % Complete: 100
 Desc: MANUF STRUCT, CLASS 4, 12' WIDE SINGLE Dimensions: RMV: 18560
 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
First Floor	4	Finished	804	2	FB-1	1971	1988	SKRT+, ROOF+, HVAC+, KIT-, BATH - 1

Accessories

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

Improvements - Accessory Buildings
 Bldg: 1 Code Area: 92420 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 1979 Sq.Ft: 660 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x22 RMV: 2150
 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
General Purpose Bldg	4	Finished	660	0	0	1979	1979	FAIR Avg

Accessories

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

Bldg: 2 Code Area: 92420 Stat Class: 341 Year Blt: 1989 Eff Year Blt: 1989 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x10 RMV: 960
 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
No floor data available								

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	120	0	0	1989	1989	Fair

Exception: Y N

Accessories

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

Bldg: 3 Code Area: 92420 Stat Class: 341 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 240 ¹²¹⁶ % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 20x12 RMV: 1060 ^{I/O}
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 18 Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	240	0	0	1964	1964	Avg

Exception: Y N

Accessories

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

ACCOUNT # 519596 DATE: 4/18/24 RMV CLASS 459 PROP CLASS 459
 MTL _____ APPR GPH TAG Y 0
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

STAT _____ QLTY + - FLOOR _____
 AREA _____ EFF AREA _____ BED _____
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT _____ EFF YR _____ ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT Y N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE MS
 STAT / CLASS 6
 SIZE _____
 FAIR 28x40
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2022
 EFF YR 2022
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE Hc
 STAT / CLASS 4
 SIZE _____
 FAIR 23x25
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2021
 EFF YR 2021
 % COMP 100
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR
 AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____





SKETCH/AREA TABLE ADDENDUM

Parcel No 063W21D 00300

File No R19596

Property Address 7513-7515 WINDSOR ISLAND RD N

City SALEM

State OR

Zip 97303

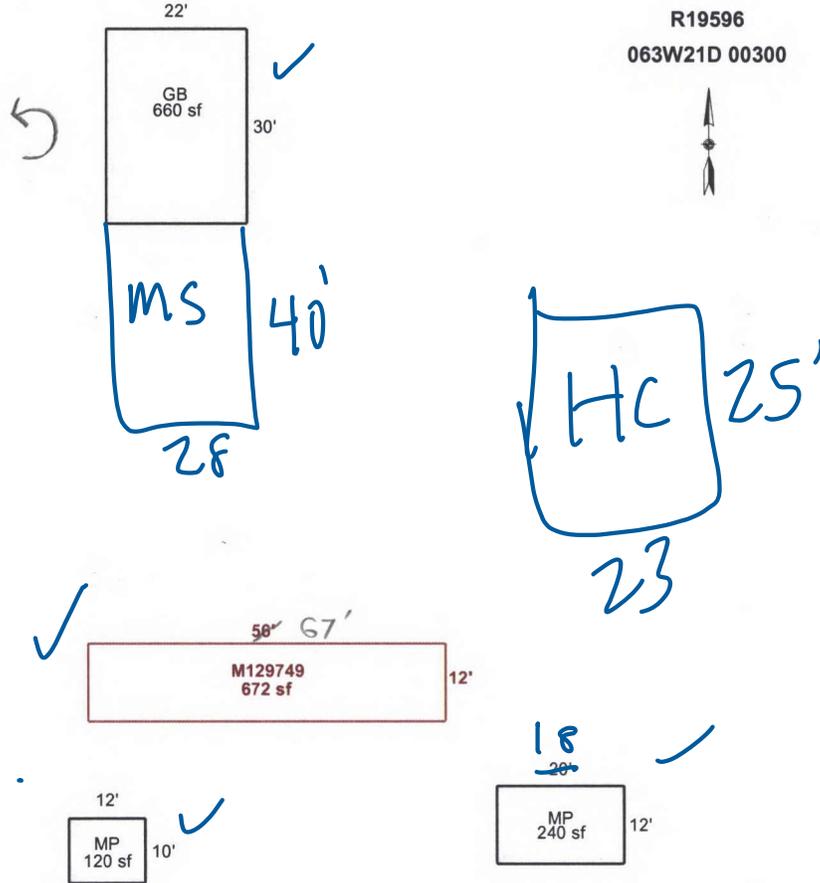
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.00	660	104	
	MP	1.00	120	44	
	MP	1.00	240	64	1020
OTH	M129749	1.00	672	136	672

Comment Table 1

APEX BY CE 9/27/10

KH 90 2/12/2015

Comment Table 2

GRH 4/18/24

Comment Table 3

Cycle 62

Net BUILDING Area

(rounded w/ factors)

1020