

Acct ID: 520283 MTL: 063W340000300 Date: 3/13/24 Appr: GRH Prop Class: 541 RMV Prop Class: 401
 Situs: 6494 WINDSOR ISLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 87020 Year: 2024

Last Date Appraised: 03/19/2012 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: AGATE SHORES LLC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 111263
 RMV Land: 322340 RMV Imp: 177990 RMV Total: 500330 MAV: 50700 MSAV: 60563 SAV: 90755
 Comment:

Notations Farm: Requirement Waived. 2015 notes Updates inv

RP/MS	Code	Description
RP	FUZ	FARM NON-EFU ZONED

INPUT GRH 06.24.24

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	24200	0

Land

Site: 2	Code Area: 24200	Size: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY	RMV: 70620	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2015 / 15-16: PER TOM REQUIREMENTS WAIVED, HOMESITE AND OSD SA// 92420220 /01-02; UPDATED MARKET VALUE & LAND TABLE					

Site: 3	Code Area: 24200	Size: 2.80 Acres	Use Code: 004	Zone: NREST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - Non EFU	Description: TWO BENCH IRR	RMV: 206720	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1981 / 92420220 /01-02; UPDATED MARKET VALUE & LAND TABLE					

Improvements - Residence / Manufactured Structures EYB: Roof/Paint 1963-GOMAR

Bldg: 1	Code Area: 24200	Stat Class: 121	Year Blt: 1945	Eff Year Blt: 1945	Sq.Ft: 1056	% Complete: 100
Desc:	One Story Only		Dimensions:	RMV: 77330		
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	1056	3	FB-1	1945	1945	BATH - 1, KIT, HVAC, ROOF	Y <u>N</u>
Carport Attached	2	Unfinished	110	0	0	1945	1945	ROOF	Y <u>N</u>

Accessories

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

Improvements - Accessory Buildings 1998-50%

Bldg: 2	Code Area: 24200	Stat Class: 353	Year Blt: 1983	Eff Year Blt: 1983	Sq.Ft: 1298	% Complete: 100
Desc:	Machine Shed (MS)		Dimensions: 59x22	RMV: 2370		
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
Machine Shed	4	Finished	1298	0	0	1983	1983	Fair	Y <u>N</u>

Accessories

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

Bldg: 3	Code Area: 24200	Stat Class: 351	Year Blt: 1993	Eff Year Blt: 1993	Sq.Ft: 1800	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 60x30	RMV: 18230		
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
General Purpose Bldg	6	Finished	1800	0	0	1993	1993	FAIR	Y <u>N</u>

Accessories

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

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

Bldg: 4 Code Area: 24200 Stat Class: 341 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 384 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 24x16 RMV: 1240
 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
Multi-Purpose Bldg	4	Finished	384	0	0	1982	1982	Exception: Y N

Accessories

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

GONE

Bldg: 5 Code Area: 24200 Stat Class: 353 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 960 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 64x15 RMV: 2300
 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
Machine Shed	4	Finished	960	0	0	1985	1985	Exception: Y N

Accessories

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

1997

Bldg: 6 Code Area: 24200 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 1009 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 32x29 RMV: 8700
 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	5	Finished	1009	0	0	1993	1993	FAIR Exception: Y N

Accessories

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

N/C

Bldg: 7 Code Area: 24200 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 420 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 30x14 RMV: 680
 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
Lean-to Light Duty	4	Finished	420	0	0	1993	1993	Exception: Y N

Accessories

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

I/O

Bldg: 8 Code Area: 24200 Stat Class: 357 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 450 % Complete: 100
 Desc: Frost Control Dimensions: 15x30 RMV: 954
 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
Frost Control	4	Finished	450	0	0	2006	2006	Exception: Y N

Accessories

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

N/C

Bldg: 9 Code Area: 24200 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 1800 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x60 RMV: 23510
 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	5	Finished	1800	0	0	2009	2009	Exception: Y N

Accessories

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

Avg

I/O

Bldg: 10 Code Area: 24200 Stat Class: 351 Year Blt: 2009 Eff Year Blt: 2009 Sq.Ft: 2790 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 40110
 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	Exception: Y N
General Purpose Bldg	5	Finished	2790	0	0	2009	2009	FAIR	

Accessories

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

Bldg: 11 Code Area: 24200 Stat Class: 357 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 1210 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 2566
 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
Frost Control	4	Finished	1210	0	0	2006	2006		

GONE

Accessories

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



GB 03.13.24



MA AC 03.13.24



GB 03.13.24



MS 03.13.24



GB 03.13.24



GB

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34 00300

File No R20283

Property Address 6494 Windsor Island Rd N

City Keizer

State OR

Zip 97303

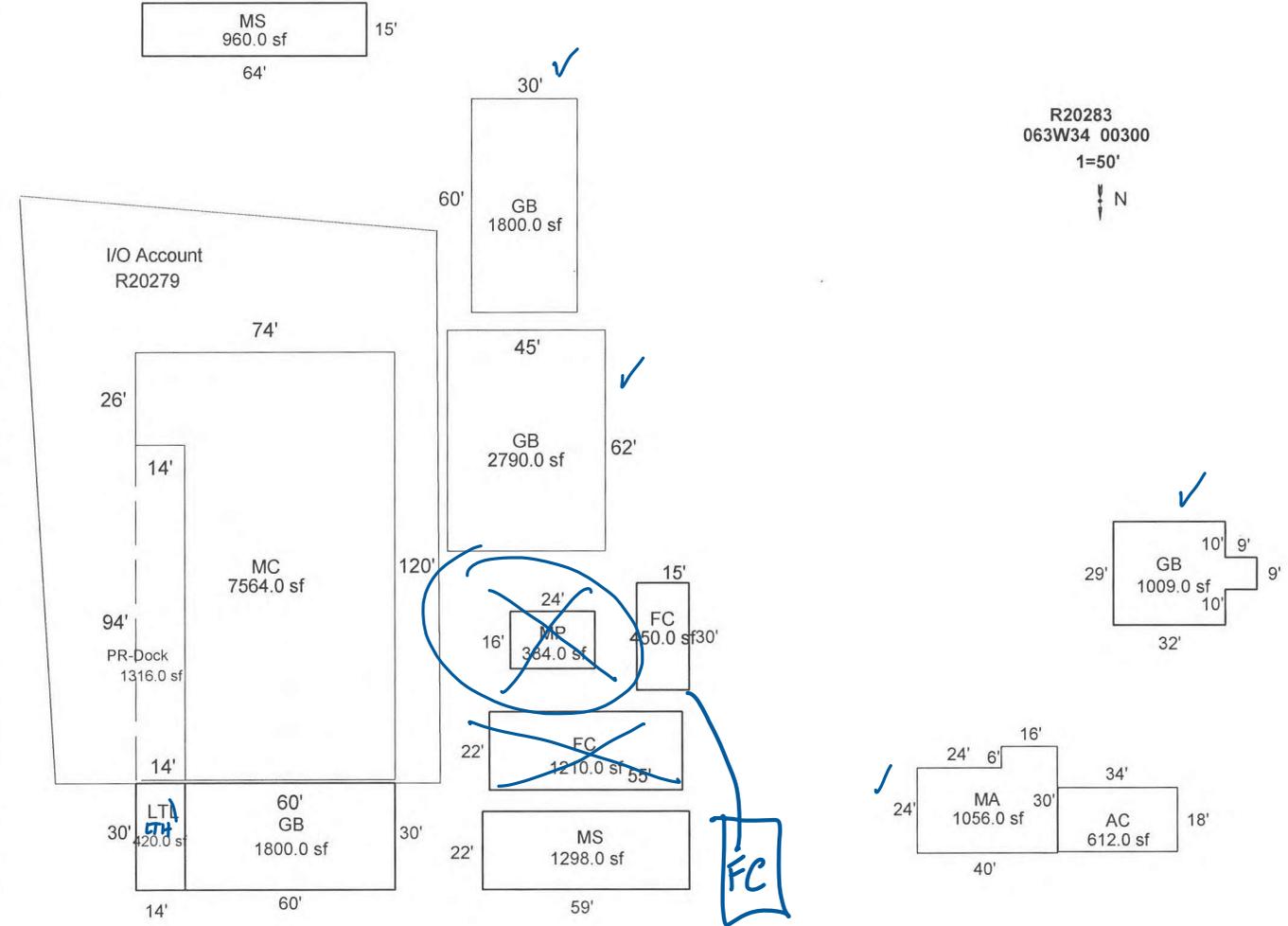
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 52

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GLA1	MA	1.00	1056.0	140.0	1056.0	
GBA1	MS	1.00	1298.0	162.0		
	GB	1.00	1800.0	180.0		
	MP	1.00	384.0	80.0		
	MS	1.00	960.0	158.0		
	GB	1.00	1009.0	140.0		
	LTL	1.00	420.0	88.0		
	FC	1.00	450.0	90.0		
	FC	1.00	1210.0	154.0		7531.0
GAR	AC	1.00	612.0	104.0		612.0
P/P	PR-Dock	1.00	1316.0	216.0		1316.0
OTH	GB	1.00	1800.0	180.0		180.0
	GB	1.00	2790.0	214.0		4590.0
Net LIVABLE Area			(rounded w/ factors)			1056
Net BUILDING Area			(rounded w/ factors)		7531	

Comment Table 1

Apex by RW 04/02/08
Corrected 12/18/09 JA
Updated to correct sf of AC 3/28/12 Jane

Comment Table 2

GPA 3/13/24 Cycle L3

Comment Table 3