

Acct ID: 520224 MTL: 063W34C000199 Date: 5/16/25 Appr: MLH Prop Class: 541 RMV Prop Class: 401
 Situs: 5655 WINDSOR ISLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 82256 Year: 2025

Last Date Appraised: 01/20/2015 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: JOHN & LANORA BLAKE RT & Roll Type: R

Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 347682

RMV Land: 443690 RMV Imp: 365413 RMV Total: 809103 MAV: 339220 MSAV: 8462 SAV: 22312

Comment:

Gerardo has this account for cycle and Farm check, only correcting MI structure at this time (#14)

Notations

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

Input MLH 5/22/25

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	24200	0

Land

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: 48570 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 14-15: DISQ SA HOMESITE, APP DENIED// 09-10: HOMESITE APP RECD AND APPROVED// 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE

Site: 3 Code Area: 24200 Size: 4.85 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - Non EFU Description: TWO BENCH IRR RMV: 246260 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE

Site: 4 Code Area: 24200 Size: 1.75 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BI Value Source: Rural at MKT Description: TWO BENCH IRR RMV: 88860 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 134 Year Blt: 1906 Eff Year Blt: 1970 Sq.Ft: 2140 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 233080
 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	3	Finished	1180	0	FB-1/ HB-1	1906	1970	FP - 1, HVAC, ROOF, KIT+, BTH - 1	Y N
Second Floor	3	Finished	960	3	FB-1	1906	1940	HVAC, BATH - 1	Y N
Basement	3	Unfinished	1180	0	0	1906	1940		Y N

Accessories

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

Bldg: 7 Code Area: 24200 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Residential Other Improvements Dimensions: RMV: 0
 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
No accessory data available					

Improvements - Accessory Buildings

Bldg: 2 Code Area: 24200 Stat Class: 341 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 150 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 15x10 RMV: 1590
 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	150	0	0	1995	1995	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 24200	Stat Class: 341	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 144	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x12			RMV: 730
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	144	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 24200	Stat Class: 351	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 1950	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 30x19			RMV: 8130
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	1950	0	0	1975	1975	FAIR	Exception: Y N

Accessories

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

Bldg: 5	Code Area: 24200	Stat Class: 341	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 120	% Complete: 100
Desc: Multi Purpose Shed (MP)			Dimensions: 12x10			RMV: 600
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	120	0	0	1980	1980	FAIR	Exception: Y N

Accessories

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

Bldg: 6	Code Area: 24200	Stat Class: 351	Year Blt: 1980	Eff Year Blt: 1980	Sq.Ft: 1500	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 50x30			RMV: 7280
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	1500	0	0	1980	1980	AVG	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 24200	Stat Class: 354	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 280	% Complete: 100
Desc: Lean-to Light (LTL)			Dimensions: 20x14			RMV: 230
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	280	0	0	1975	1975		Exception: Y N

Accessories

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

Bldg: 9	Code Area: 24200	Stat Class: 321	Year Blt: 1986	Eff Year Blt: 2010	Sq.Ft: 4320	% Complete: 100
Desc: Hay Cover (HC)			Dimensions: 96x45			RMV: 24860
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	
Hay Cover	5	Finished	4320	0	0	1986	2010	FAIR	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 24200 Stat Class: 353 Year Blt: 1965 Eff Year Blt: 1985 Sq.Ft: 1200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 60x20 RMV: 3700
 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	5	Finished	1200	0	0	1965	1985		Exception: Y N

Accessories

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

Bldg: 11 Code Area: 24200 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1995 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 12970
 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	6	Finished	864	0	FB-2	1978	1995	AVG, BATH - 2	Exception: Y N

Accessories

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

Bldg: 12 Code Area: 24200 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 96 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 390
 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	5	Finished	96	0	0	0	0	FAIR	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 24200 Stat Class: 332 Year Blt: 1995 Eff Year Blt: 1995 Sq.Ft: 2880 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 96x30 RMV: 3280
 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	
Commerical Greenhouse	4	Finished	2880	0	0	1995	1995		Exception: Y N

Accessories

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

Bldg: 14 Code Area: 24200 Stat Class: 301 Year Blt: 2004 Eff Year Blt: 2004 Sq.Ft: 400 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 20x20 RMV: 25000
 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	
Building Structure	6	Finished	400	0	0	2004	2004	AVE	Exception: Y N

Accessories

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

Bldg: 15 Code Area: 24200 Stat Class: 355 Year Blt: 2005 Eff Year Blt: 2004 Sq.Ft: 2880 % Complete: 100
 Desc: Lean-to Heavy (LTH) Dimensions: 30x96 RMV: 14000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

2009

I/O

HC

AVE

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Lean-to Heavy Duty	5	Finished	2880	0	0	2005	2004	FAIR	Exception: Y N

Accessories

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

Bldg: 16	Code Area: 24200	Stat Class: 357	Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 1920	% Complete: 100
Desc: Frost Control			Dimensions: 96x20			RMV: 4565
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	1920	0	0	2011	2011		Exception: Y N

Accessories

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

Bldg: 17	Code Area: 24200	Stat Class: 357	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2880	% Complete: 100
Desc: Frost Control			Dimensions: 96x30			RMV: 6252
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	2880	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 18	Code Area: 24200	Stat Class: 357	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2880	% Complete: 100
Desc: Frost Control			Dimensions:			RMV: 6252
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	2880	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 19	Code Area: 24200	Stat Class: 357	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2880	% Complete: 100
Desc: Frost Control			Dimensions:			RMV: 6252
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	2880	0	0	2014	2014		Exception: Y N

Accessories

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

Bldg: 20	Code Area: 24200	Stat Class: 357	Year Blt: 2014	Eff Year Blt: 2014	Sq.Ft: 2880	% Complete: 100
Desc: Frost Control			Dimensions:			RMV: 6252
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	2880	0	0	2014	2014		Exception: Y N

Accessories

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

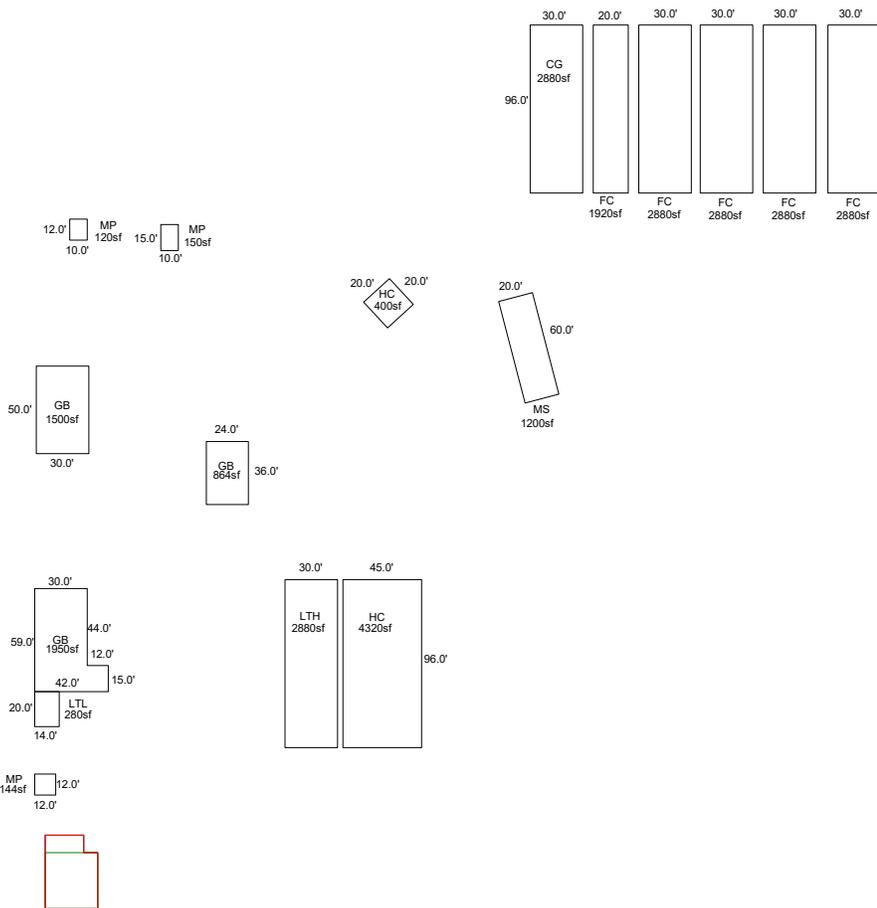
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520224 Parcel No.: 063W34C 00199
 Property Address: 5655 Windsor Island Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520224
 063W34C 00199
 Scale 1:100
 See Page 2 for Res Dimensions



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	LTH	1.0	2880.0	252.0		Apex by RW 04/11/08 Updated by CW 1/23/15 UPDATED BY CLOBERG 05/22/25	
	CG	1.0	2880.0	252.0			
	FC	1.0	2880.0	252.0			
	FC	1.0	2880.0	252.0			
	FC	1.0	1920.0	232.0			
	HC	1.0	400.0	80.0			
	MS	1.0	1200.0	160.0			
	GB	1.0	864.0	120.0			
	HC	1.0	4320.0	282.0			
	FC	1.0	2880.0	252.0			
	LTL	1.0	280.0	68.0			
	GB	1.0	1500.0	160.0			
	MP	1.0	120.0	44.0			
	GB	1.0	1950.0	202.0			
	MP	1.0	144.0	48.0			
	MP	1.0	150.0	50.0			
		4 addl items					
	Net LIVABLE	cnt	0	(rounded)	2,140		
	Net BUILDING	cnt	17	(rounded)	30,128		

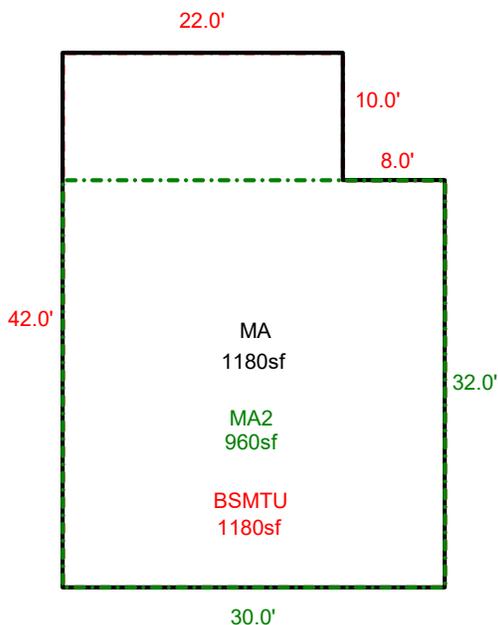
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520224 Parcel No.: 063W34C 00199
 Property Address: 5655 Windsor Island Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

520224
 063W34C 00199
 Scale 1:20
 See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1180.0	144.0	
	MA2	1.0	960.0	124.0	2140.0
BSMT	BSMTU	1.0	1180.0	144.0	1180.0

COMMENT TABLE 1

Apex by RW 04/11/08
 Updated by CW 1/23/15
 UPDATED BY CLOBERG 05/22/25

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 0 (rounded) 2,140

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W34C 00199

File No R20224

SUBJECT

Property Address 5655 Windsor Island Rd N

City Kelzer

State OR

Zip 97303

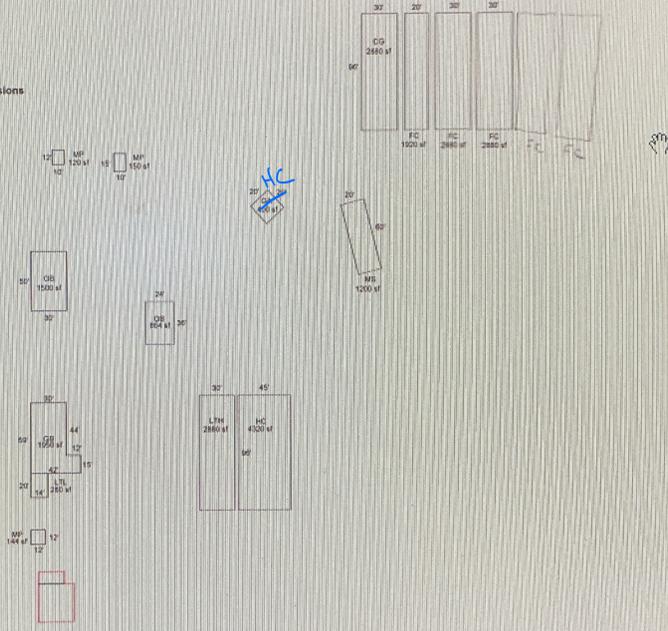
Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH

R20224
063W34C 00199
Scale 1:100
See Page 2 for Res Dimensions



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1180	144	2140
	MA2	1.00	960	124	
GBA1	MP	1.00	150	50	
	MP	1.00	144	48	

Comment Table 1

Apex by RW 04/11/08
Updated by CW 1/23/15
EVA 70 C/4/15









