

Acct ID: 520269 MTL: 063W340001400 Date: 5/14/25 Appr: MLH Prop Class: 541 RMV Prop Class: 401
 Situs: 5710 WINDSOR ISLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 84824 Year: 2025

Last Date Appraised: 08/17/2011 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ

Owner: OLSON SISTERS LLC Roll Type: R
 Cycle Tag Sales Verification Other: cleanup Inspection level: 1 2 3 4 LCB TTO INSP AV: 156167
 RMV Land: 569050 RMV Imp: 152270 RMV Total: 721320 MAV: 127010 MSAV: 29157 SAV: 76873
 Comment:

update Inventory

Input MLH 5/22/25

Notations

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	24200	0

Land

Site: 2 Code Area: 24200 Size: 1.00 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BI Value Source: Market Homesite Description: TWO BENCH IRR RMV: 29280 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 92420220 /01-02; UPDATED MARKET VALUE & LAND TABLE

Site: 3 Code Area: 24200 Size: 16.71 Acres Use Code: 004 Zone: NREST SAV Use: 011 Exception: 0
 Class: 2BI Value Source: Farm Use - Non EFU Description: TWO BENCH IRR RMV: 489210 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: Liability year - 1981 / 92420220: 01-02; UPDATED MARKET VALUE & LAND TABLE / 02-03: THIS ENTIRE TAX LOT IS ZONED AI BUT THERE IS A READIUS AROUND THE WASTE WATER TREATMENT PLANT THAT TAKES IN 4.23 ACRES OF THIS PROPERTY THAT CAN NOT BE DEVELOPED. #87 USED THE VACANT EFU VALUES FOR THIS AREA. CORRECT ROLL AND SUPPLEMENT.

Site: 4 Code Area: 24200 Size: 0.02 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BD Value Source: Communication Site Description: TWO BENCH DRY RMV: 560 Exception: Y N
 Adjustment(s): GSOIL, IRR Fire Patrol: Description:
 Comments: 07-08: F06-337 CREATES COMM SITE R339249 , VALUE BY #39

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24200 Stat Class: 134 Year Blt: 1910 Eff Year Blt: 1910 Sq.Ft: 1428 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 117450
 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	928	2	FB-1	1910	1910	FP - 1, ROOF, KIT-, BATH - 1, HVAC	Y N
Attic	3	Finished	500	0	0	1910	1910	HVAC	Y N
Basement	3	Unfinished	300	0	0	1910	1910		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ENCLOSED PORCH <i>YE 3 A</i>	3	140	1910	2100	1	Y N

Bldg: 2 Code Area: 24200 Stat Class: 138 Year Blt: 1919 Eff Year Blt: 1919 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 24590
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Garage Detached	3	Unfinished	576	0	0	1919	1919	ROOF <i>SF</i>	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 3 Code Area: 24200 Stat Class: 312 Year Blt: 1919 Eff Year Blt: 1919 Sq.Ft: 1200 % Complete: 100
 Desc: Loft Barn (LB) Dimensions: *40x30* RMV: 3240
 Func Obsc: *50* Econ %: 100 Other %: 100 Exception: 0 Adjust: *50* Adjust RMV: 0
100

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Loft Barn	4	Finished	1200	0	0	1919	1919	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: 1919 Eff Year Blt: 1919 Sq.Ft: 1188 % Complete: 100
 Desc: General Purpose Building (GP) *MS* Dimensions: 66x18 RMV: 2990
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 *I/O*

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	1188	0	0	1919	1919	<i>Fair</i>	Exception: Y N

Accessories

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

Bldg: 5 Code Area: 24200 Stat Class: 301 Year Blt: *14x14* Eff Year Blt: *1919* Sq.Ft: 0 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: RMV: 4000
 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	0	Finished	0	0	0	0	0	<i>Ave</i>	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 24200 Stat Class: 301 Year Blt: Eff Year Blt: Sq.Ft: 100 % Complete: 100
 Desc: Accessory Improvements & Misc. Dimensions: 10x10 RMV: 0
 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	
Pump House	0	Finished	100	0	0	0	0		Exception: Y N

Accessories

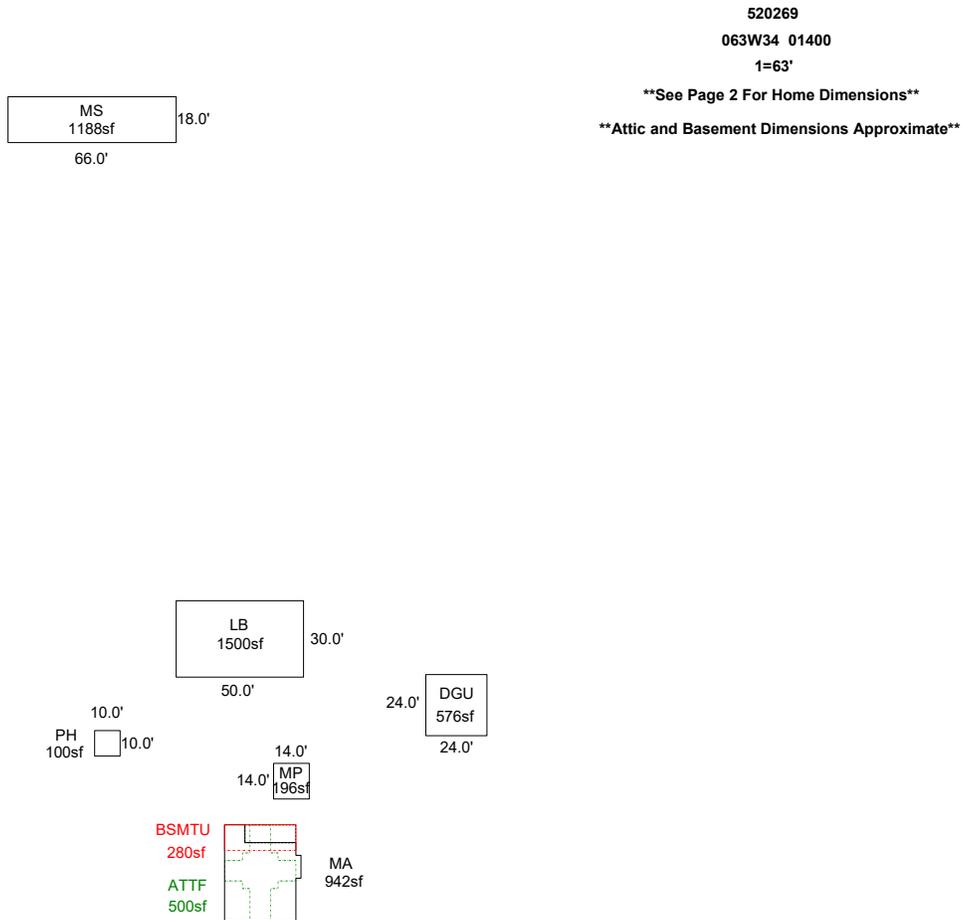
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 520269 Parcel No.: 063W34 01400
 Property Address: 5710 Windsor Island Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	DGU	1.0	576.0	96.0		Apex by RW 04/11/08 UPDATED BY CLOBERG 05/22/25	
	LB	1.0	1500.0	160.0			
	MS	1.0	1188.0	168.0			
	PH	1.0	100.0	40.0			
	MP	1.0	196.0	56.0	3560.0		
	GLA1	MA	1.0	942.0	136.0		
GLA2	ATTF	1.0	500.0	132.0	500.0		
BSMT	BSMTU	1.0	280.0	76.0	280.0		
P/P	EP	1.0	140.0	54.0	140.0		
	Net LIVABLE	cnt	0 (rounded)		1,442	COMMENT TABLE 2	COMMENT TABLE 3
	Net BUILDING	cnt	5 (rounded)		3,560	MLH 05/14/25	CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

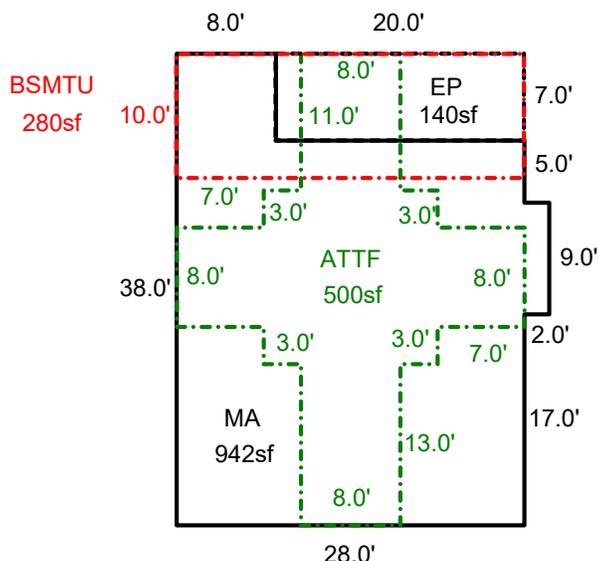
SUBJECT INFO

File No.: 520269 Parcel No.: 063W34 01400
 Property Address: 5710 Windsor Island Rd N
 City: Keizer County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

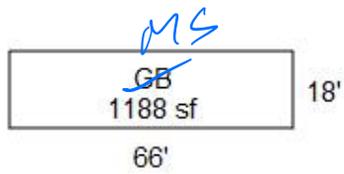
520269
063W34 01400

****See Page 1 For All Buildings****
****Attic and Basement Dimensions Approximate****



Sketch by ApexSketch

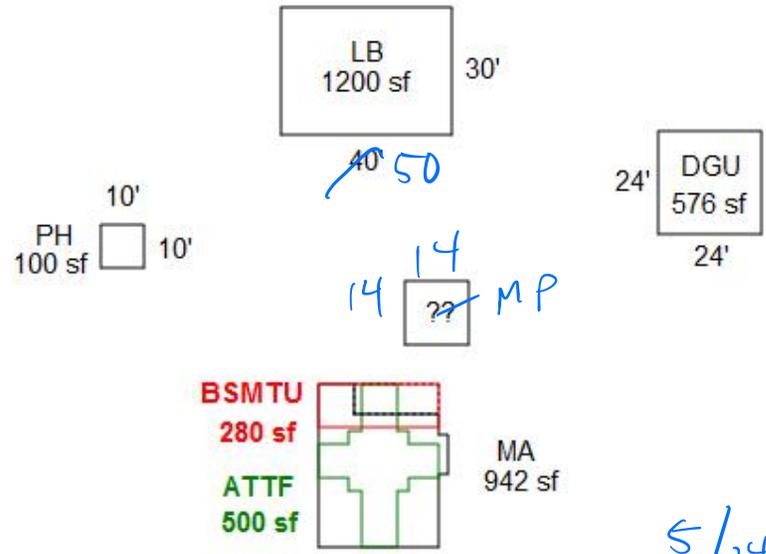
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GLA1	MA	1.0	942.0	136.0	942.0	Apex by RW 04/11/08 UPDATED BY CLOBERG 05/22/25		
GLA2	ATTF	1.0	500.0	132.0	500.0			
BSMT	BSMTU	1.0	280.0	76.0	280.0			
P/P	EP	1.0	140.0	54.0	140.0			
Net LIVABLE						cnt	0 (rounded)	1,442
						COMMENT TABLE 2	COMMENT TABLE 3	
						MLH 05/14/25	CLEAN UP L4	



R20269
063W34 01400
1=63'

****See Page 2 For Home Dimensions****

****Attic and Basement Dimensions Approximate****



5/14/25 MLH Cleanup L4

R20269

063W34 01400

**** See Page 1 For All Buildings ****

**** Attic and Basement Dimensions Approximate ****

