

Acct ID: 519611 MTL: 063W210000400 Date: 7/30/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551
 Situs: 8125 WINDSOR ISLAND RD N SALEM OR 97303 MaSaNh: 04 06 000 Unit: 38304 Year: 2025
 Last Date Appraised: 05/05/2021 Appraiser: GERARDO RAMIREZ Retag: Y N Tag info: HERNANDEZ
 Owner: YOUNGBLOOD PROPERTIES LLC Roll Type: R
 Cycle Tag Sales Verification Other: Clean up Inspection level: 1 2 3 4 LCB TTO INSP AV: 641969
 RMV Land: 583770 RMV Imp: 897185 RMV Total: 1480955 MAV: 513640 MSAV: 128329 SAV: 341516
 Comment: LEVEL 2 5.5.21 JS29//

update Inventory

*Input MLH 8/7/25
Farm nursery
Orchard*

Notations

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
2	SAA	SA OSD - AVERAGE	50000	92410	0

Land

Site: 1	Code Area: 92420	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND	RMV: 200	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 02400220 06-07: RECALC SETUP;#19 11-15-05 marsh river					
Site: 2	Code Area: 92420	Size: 0.55 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 4200	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 02400220					
Site: 3	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: 7300	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 / 02400210					
Site: 4	Code Area: 92410	Size: 68.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 521270	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 02400210					
Site: 5	Code Area: 92410	Size: 4.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: WASTE RURAL	Description: Rural WASTELAND	RMV: 800	Exception: Y N		
Adjustment(s):	GSOIL, WASTE, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1980 / 02400210 23-24 cl 8/6 marsh					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92410	Stat Class: 108	Year Blt: 1978	Eff Year Blt: 1978	Sq.Ft: 0	% Complete: 100
Desc:	Residential Other Improvements		Dimensions:	RMV: 52090		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>n/c</i>

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	27060	1978	52091	1
Exception: Y N					

Bldg: 7	Code Area: 92410	Stat Class: 138	Year Blt:	Eff Year Blt: <u>1901</u>	Sq.Ft: <u>8567</u>	% Complete: 100
Desc:	Res other improvements		Dimensions:	RMV: 1000		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	<i>I/O</i>

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Garage Detached	3	Unfinished	567	0	0	0	0	ROOF
Exception: Y N								

Accessories

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

Bldg: 12 Code Area: 92410 Stat Class: 138 Year Blt: 2005 Eff Year Blt: 1950 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 30060
 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
Carport Detached	3	Unfinished	1036	0	0	2005	1950	ROOF SF

Accessories

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

Bldg: 14 Code Area: 92410 Stat Class: 144 Year Blt: 1927 Eff Year Blt: 1950 Sq.Ft: 2408 % Complete: 100
 Desc: Multi Story above grade with basement Dimensions: RMV: 306760
 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
First Floor	4	Finished	1420	0	0	1927	1950	BATH - 1, KIT-, HVAC, FP - 1, ROOF
Attic	4	Finished	988	0	0	1927	1950	BATH - 1, HVAC
Basement	4	Unfinished	1380	0	0	1927	1950	

Accessories

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

YI YF

Improvements - Accessory Buildings

Bldg: 2 Code Area: 92410 Stat Class: 342 Year Blt: 1994 Eff Year Blt: 1994 Sq.Ft: 5560 % Complete: 100
 Desc: Metal Component Building (MC) Dimensions: 133x40 RMV: 79570
 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
Finished Office	6	Finished	240	0	0	1994	1994	BATH - 1
Metal Componet Bldg	6	Finished	5320	0	0	1994	1994	AVG Good

Accessories

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

Bldg: 3 Code Area: 92410 Stat Class: 341 Year Blt: Eff Year Blt: 1999 Sq.Ft: 120 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 10x12 RMV: 2530
 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
Multi-Purpose Bldg	4	Finished	120	0	0	0	0	FAIR

Accessories

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

Bldg: 4 Code Area: 92410 Stat Class: 353 Year Blt: 1979 Eff Year Blt: 1994 Sq.Ft: 1200 % Complete: 100
 Desc: Machine Shed (MS) Dimensions: 48x25 RMV: 7380
 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
Machine Shed	5	Finished	1200	0	0	1979	1994	FAIR

Accessories

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

Bldg: 5 Code Area: 92410 Stat Class: 357 Year Blt: 1990 Eff Year Blt: 2003 Sq.Ft: 21675 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 14888
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

17 15x85
Break into floors

I/O

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Frost Control	4	Finished	21675	0	0	1990	1990	Exception: Y N

Accessories

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

Bldg: 6 Code Area: 92410 Stat Class: 357 Year Blt: 1990 Eff Year Blt: ²⁰⁰³1990 Sq.Ft: 4224 % Complete: 100
 Desc: Frost Control Dimensions: 96x44 RMV: 8047
 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
Frost Control	5	Finished	4224	0	0	1990	1990	Exception: Y N

Accessories

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

Bldg: 8 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 67200 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 82609
 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
Frost Control	4	Finished	67200	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 9 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2280 % Complete: 100
 Desc: Frost Control Dimensions: 114x20 RMV: 3588
 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
Frost Control	4	Finished	2280	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 10 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2400 % Complete: 100
 Desc: Frost Control Dimensions: 20x120 RMV: 3776
 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
Frost Control	4	Finished	2400	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 11 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: 30x96 RMV: 4532
 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
Frost Control	4	Finished	2880	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 13 Code Area: 92410 Stat Class: 332 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 11088 % Complete: 100
 Desc: Commercial Greenhouse (CG) Dimensions: 42x264 RMV: 68990
 Func Obsc: 90 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

I/O

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								

Bldg: 21 Code Area: 92410 Stat Class: 357 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 484 % Complete: 100
 Desc: Frost Control Dimensions: 22x22 RMV: 964
 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	484	0	0	2005	2005	Exception: Y N

Accessories

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

Bldg: 22 Code Area: 92410 Stat Class: 322 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Silos (BS) (SI) Dimensions: RMV: 43470
 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
Bunker Silo	5	Finished	4000	0	0	0	0	Exception: Y N

Accessories

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

Bldg: 23 Code Area: 92410 Stat Class: 357 Year Blt: Eff Year Blt: 2003 Sq.Ft: 2400 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 3776
 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	2400	0	0	2003	2003	Exception: Y N

Accessories

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

Bldg: 24 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4532
 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	2003	2003	Exception: Y N

Accessories

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

Bldg: 25 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4532
 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	2003	2003	Exception: Y N

Accessories

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

Bldg: 26 Code Area: 92410 Stat Class: 357 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 2880 % Complete: 100
 Desc: Frost Control Dimensions: RMV: 4532
 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	Exception: Y N
Frost Control	4	Finished	2880	0	0	2003	2003		

Accessories

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

332 CG6 120 x 42 2016 A/E I/O
 M&S 599 Relocatable office 56x12 I/O

Commercial Property Appraisal

Marion County

OFFICE Stat Class 581 - OFFICE LOW RISE
 Account ID 519611 Notes
 Total Sq Ft 672 MA-SA-NH 04-06-000

Component - OFFICE

Stat Class 581 - OFFICE LOW RISE
 Notes

Cost Approach

ZIP Code 97303 Data Collected 7/30/2025 Local Multiplier (Default)
 Reporting Date 1/2025 Cost Data Set 1/2025 Architect's Fees (Default)
 Eff. Age Adjustment n/a

Section - OFFICE

Type Building
 Size 672 sq ft Perimeter 136 ft # of Stories 1

Occupancy

Code	Description	%	Quality	Class	Height (ft)
599	Relocatable Office	100	1.0	D Wood or Steel Framed Exterior Walls	8.0

Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	672	\$130.83	\$87,918	\$68,576	\$19,342
617	Complete HVAC	672	\$56.35	\$37,867	\$29,536	\$8,331
				\$125,785	\$98,112	\$27,673

Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	EP&O 15% RCN		\$18,867.00		<input type="checkbox"/>	<input type="checkbox"/>	

Depreciation

Marshall & Swift Tables Eff. Age 19 yrs
 Additional Functional 0.0 %
 External 0.0 %

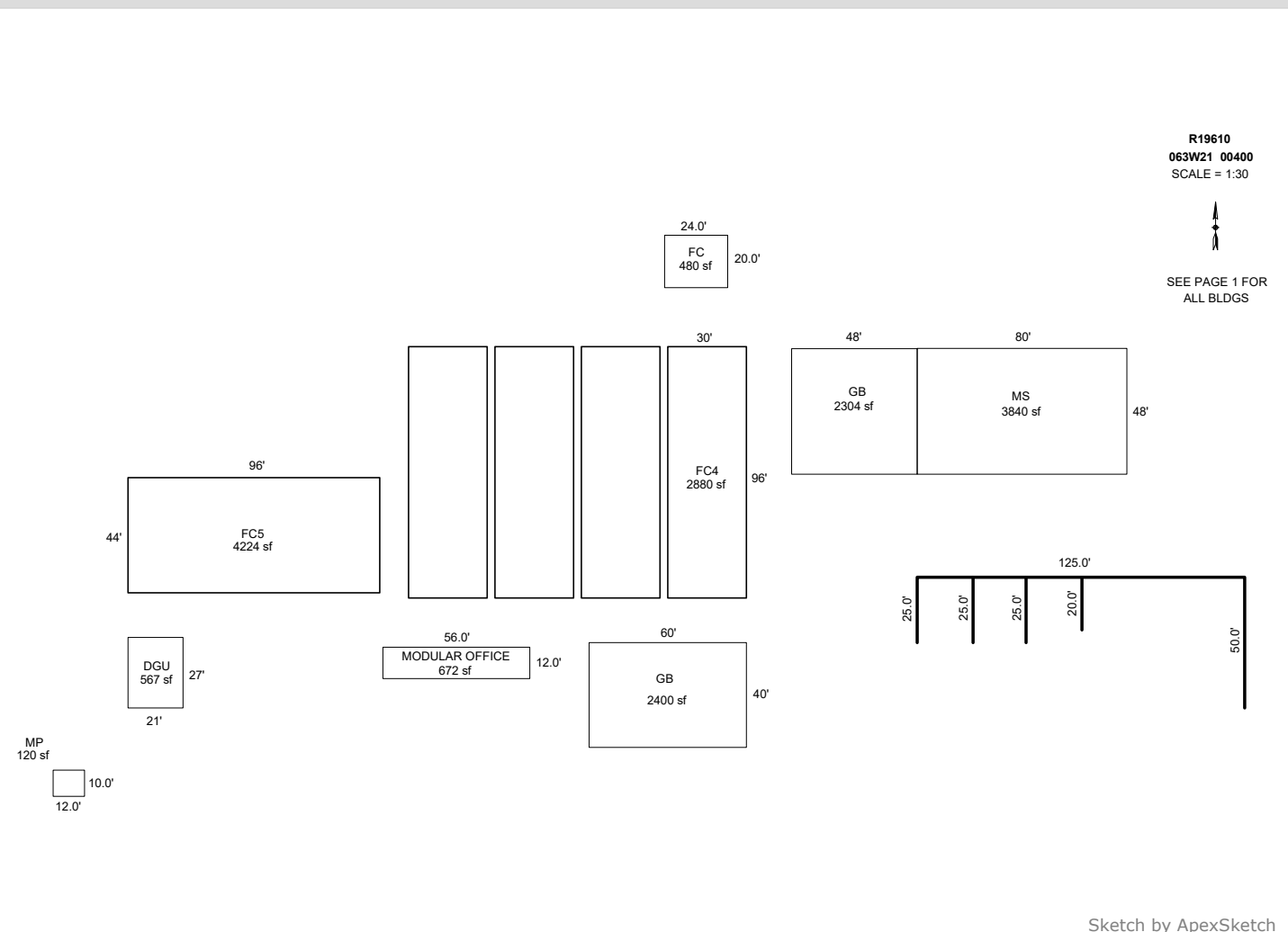
Reconciliation	Base Value	Calculation Type
	\$31,824	Marshall & Swift
Land	\$0	
Structures	+	\$31,824
Mach/Equip	+	
Personal Prop	-	
Total	=	\$31,824
Improvements (S + M/E - P)		\$31,824

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519610 Parcel No.: 063W21 00400
 Property Address: 8125 Windsor Island Rd N
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	FC5	1.0	4224.0	280.0	
	FC4	1.0	2880.0	252.0	
	FC4	1.0	2880.0	252.0	
	FC4	1.0	2880.0	252.0	
	FC4	1.0	2880.0	252.0	
	GB	1.0	2400.0	200.0	
	GB	1.0	2304.0	192.0	
	MS	1.0	3840.0	256.0	
	MODULAR OFFICE	1.0	672.0	136.0	
	MP	1.0	120.0	44.0	
GAR	FC	1.0	480.0	88.0	25560.0
	DGU	1.0	567.0	96.0	567.0
	Net LIVABLE	cnt	1 (rounded)		567
	Net BUILDING	cnt	0 (rounded)		25,560

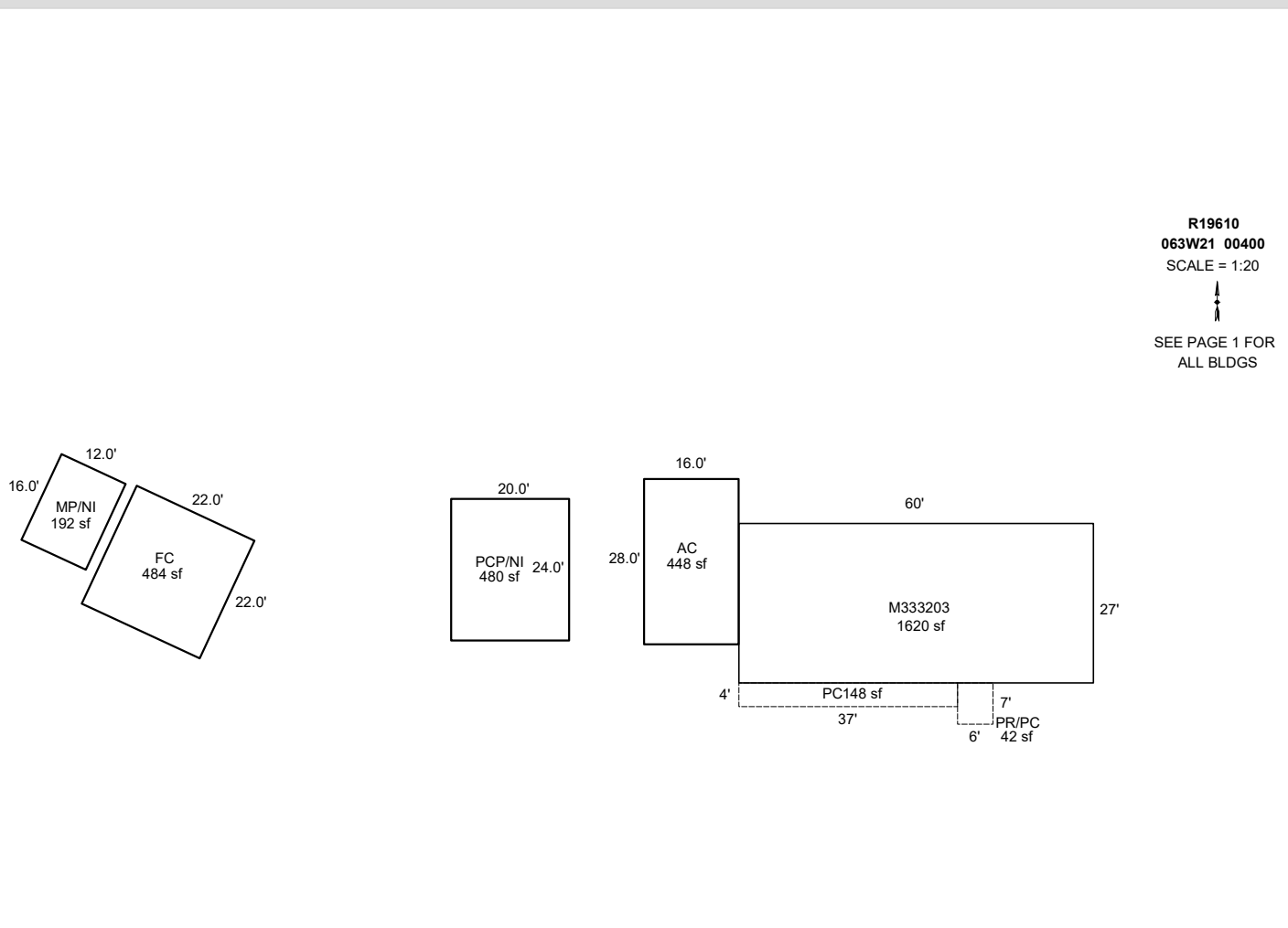
COMMENT TABLE 1	
Apex by RW 07/21/08 Updated CE 3/26/10 UPDATED BY CJURAN 05/06/2021 UPDATED BY CLOBERG 01/16/26	
COMMENT TABLE 2	COMMENT TABLE 3
#29 JS 05/04/2021 MLH 07/30/25	CYCLE L3 CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519610 Parcel No.: 063W21 00400
 Property Address: 8125 Windsor Island Rd N
 City: Salem 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	PCP/NI	1.0	480.0	88.0		Apex by RW 07/21/08 Updated CE 3/26/10 UPDATED BY CJURAN 05/06/2021 UPDATED BY CLOBERG 01/16/26			
	FC	1.0	484.0	88.0					
	MP/NI	1.0	192.0	56.0	1156.0				
GARAGE	AC	1.0	448.0	88.0	448.0				
OTH	M333203	1.0	1620.0	174.0	1620.0				
P/P	PR/PC	1.0	42.0	26.0					
	PC	1.0	148.0	82.0	190.0				
Net BUILDING		cnt	0 (rounded)		1,156				

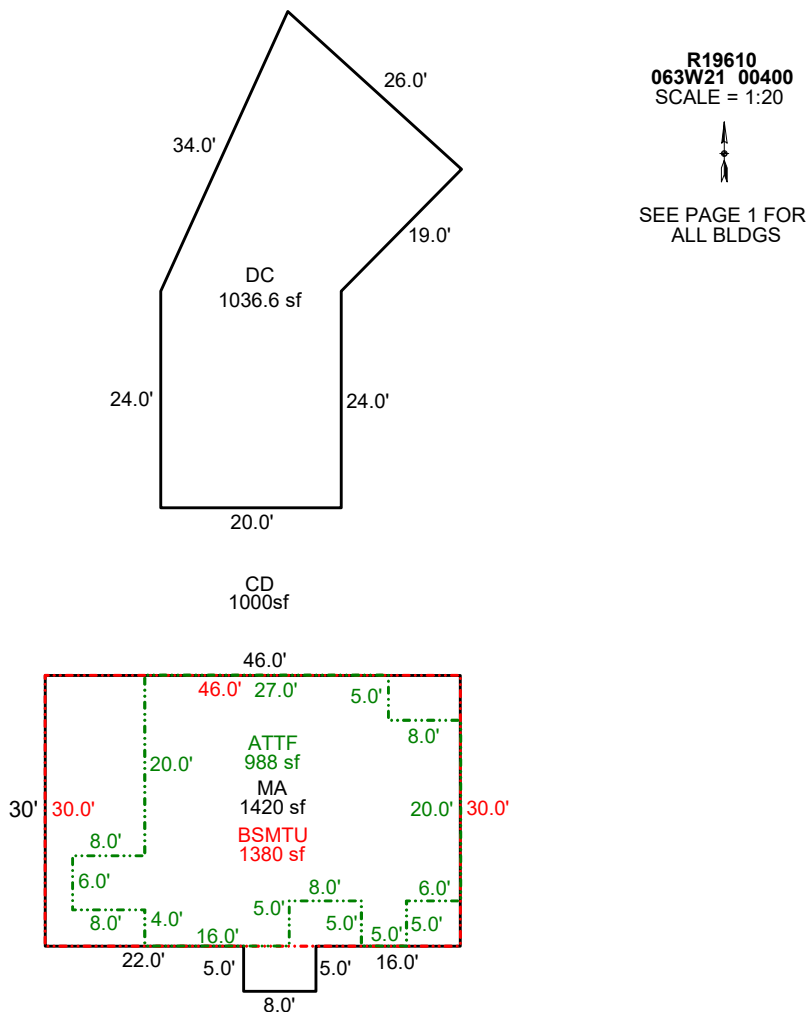
COMMENT TABLE 2	COMMENT TABLE 3
#29 JS 05/04/2021 MLH 07/30/25	CYCLE L3 CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519610 Parcel No.: 063W21 00400
 Property Address: 8125 Windsor Island Rd N
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MA	1.0	1420.0	162.0	
	DC	1.0	1036.6	147.0	2456.6
GLA2	ATTF	1.0	988.0	156.0	988.0
BSMT	BSMTU	1.0	1380.0	152.0	1380.0
	Net LIVABLE	cnt	0 (rounded)		988
	Net BUILDING	cnt	0 (rounded)		2,457

COMMENT TABLE 1

Apex by RW 07/21/08
 Updated CE 3/26/10
 UPDATED BY CJURAN 05/06/2021
 UPDATED BY CLOBERG 01/16/26

COMMENT TABLE 2

#29 JS 05/04/2021
 MLH 07/30/25

COMMENT TABLE 3

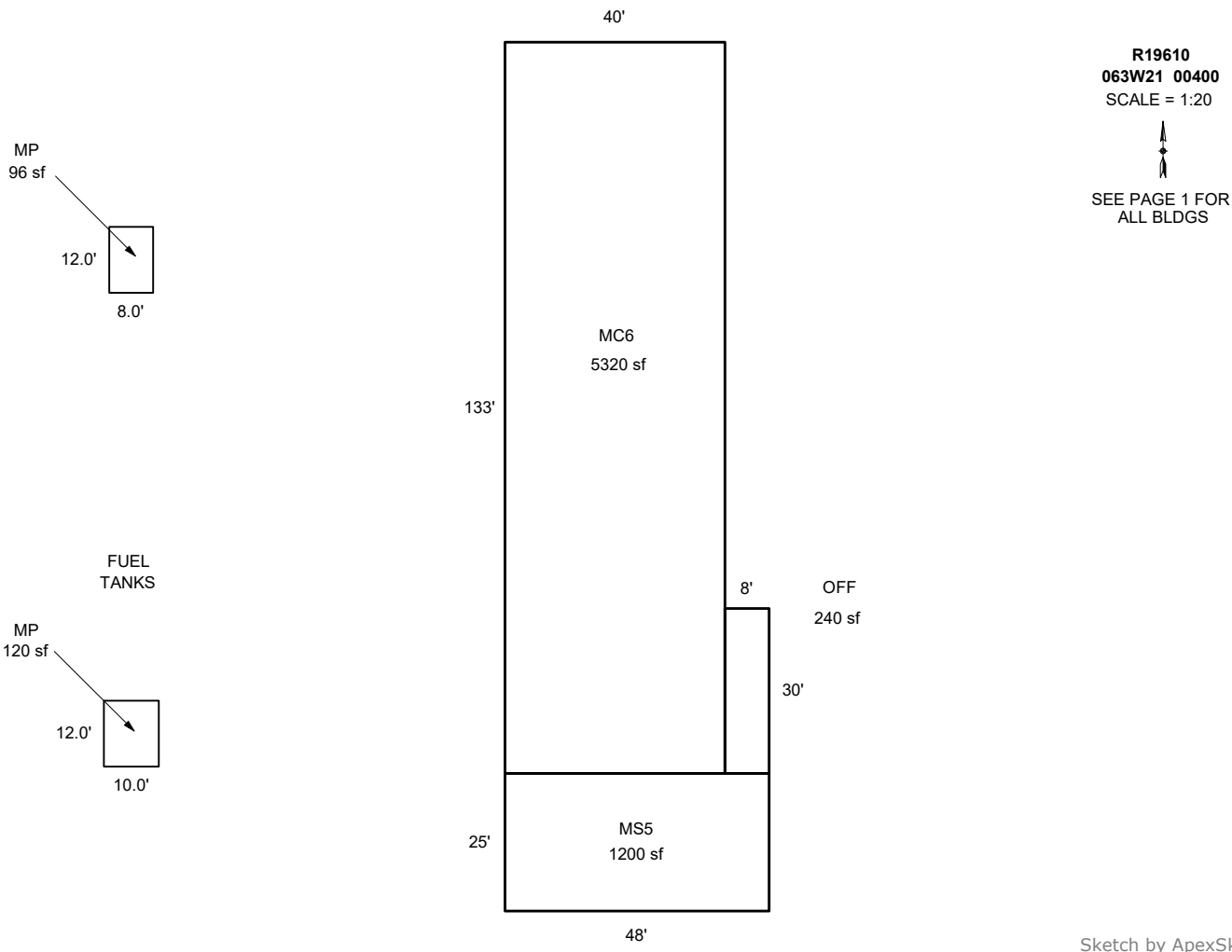
CYCLE L3
 CLEAN UP L4

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 519610 Parcel No.: 063W21 00400
 Property Address: 8125 Windsor Island Rd N
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	OFF	1.0	240.0	76.0	
	MS5	1.0	1200.0	146.0	
	MC6	1.0	5320.0	346.0	
	MP	1.0	120.0	44.0	
	MP	1.0	96.0	40.0	6976.0

COMMENT TABLE 1

Apex by RW 07/21/08
 Updated CE 3/26/10
 UPDATED BY CJURAN 05/06/2021
 UPDATED BY CLOBERG 01/16/26

COMMENT TABLE 2

#29 JS 05/04/2021
 MLH 07/30/25

COMMENT TABLE 3

CYCLE L3
 CLEAN UP L4

Net BUILDING cnt 0 (rounded) 6,976

