

WW 10.30.24

Summary Lead Appr: Clerk: Lead Clerk: Appr: GRH Print Date: 1/25/2024

Acct ID: 559006 MTL: 063W28D000700 Date: 3/21/24 Appr: GRH Prop Class: 559 RMV Prop Class: 509
Situs: 6555 WINDSOR ISLAND RD N KEIZER OR 97303 MaSaNh: 04 06 000 Unit: 121262 Year: 2024

Last Date Appraised: 10/20/2021 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info:

Owner: DAVID & KATHRYN LECOMPTE REAL PROP RT Roll Type: R
Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 134775
RMV Land: 757570 RMV Imp: 84330 RMV Total: 841900 MAV: 60240 MSAV: 74535 SAV: 210893
Comment: 22-23: GRH L2 10/20/2021

Notations

Farm: row crops / update inv

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

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	92420	0

Land Chris 11/6/24

Site: 2	Code Area: 92420	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Homesite	Description: TWO BENCH IRR	RMV: 18230	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 2009 // 09-10: GW39 changed land type per Excel analysis//2400220					
Site: 3	Code Area: 92420	Size: 36.43 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 694340	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:	Liability year - 1976 / 2400220					

Improvements - Residence / Manufactured Structures

Bldg: 3	Code Area: 92420	Stat Class: 148	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 0	% Complete: 100
Desc:	Res other improvements		Dimensions:	RMV: 81090		
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
Garage Detached	4	Finished	840	0	0	2021	2021	ROOF	Exception: Y N

Accessories

YH's 4 Average - includes deck wood, front pc delete

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	770	2021	2477	0	Exception: Y N
PATIO	4	150	2020	817	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	70	2010	2010	0	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1	Code Area: 92420	Stat Class: 351	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 810	% Complete: 100
Desc:	General Purpose Building (GB)		Dimensions: 45x18	RMV: 2200		
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	4	Finished	810	0	0	1974	1974		Exception: Y N

Accessories

No accessory data available

Bldg: 2	Code Area: 92420	Stat Class: 353	Year Blt: 1974	Eff Year Blt: 1979	Sq.Ft: 448	% Complete: 100
Desc:	Machine Shed (MS)		Dimensions: 28x16	RMV: 1040		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

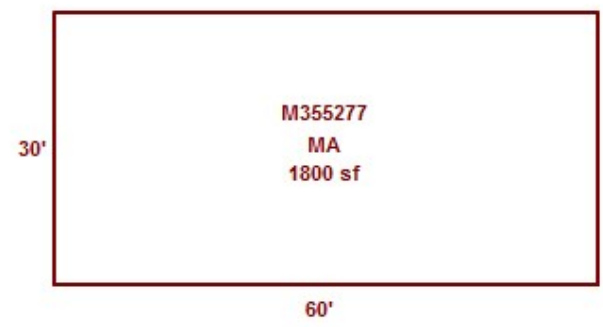
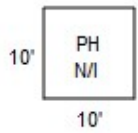
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
Machine Shed	4	Finished	448	0	0	1974	1979		Exception: Y N

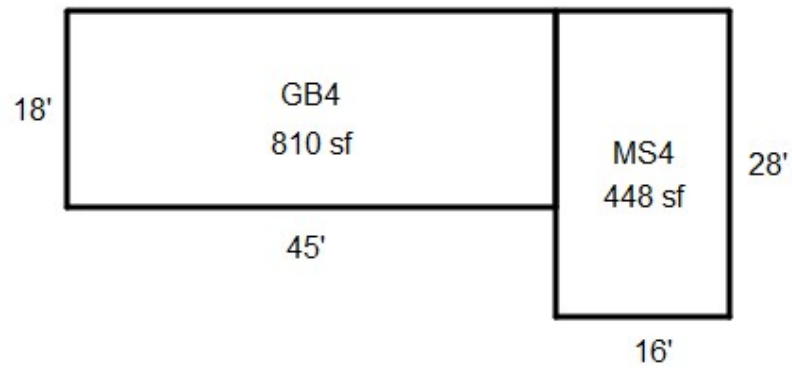
FAIR PCKG

Accessories

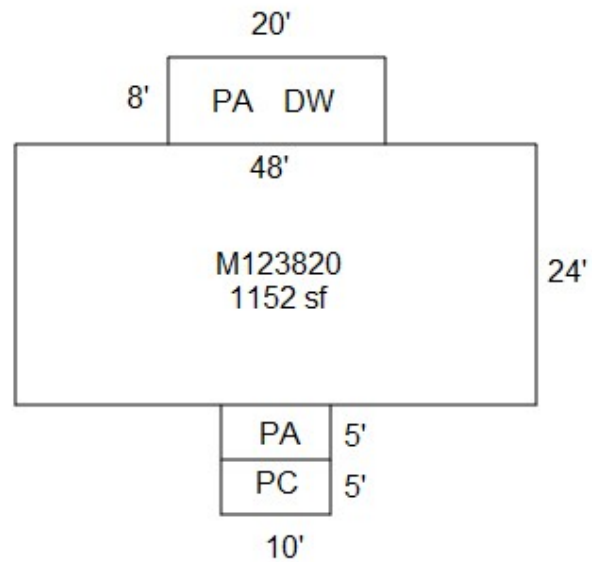
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

R59006
063W28D 00700
SCALE=1:30





R59006
063W28D 00700
1=25'

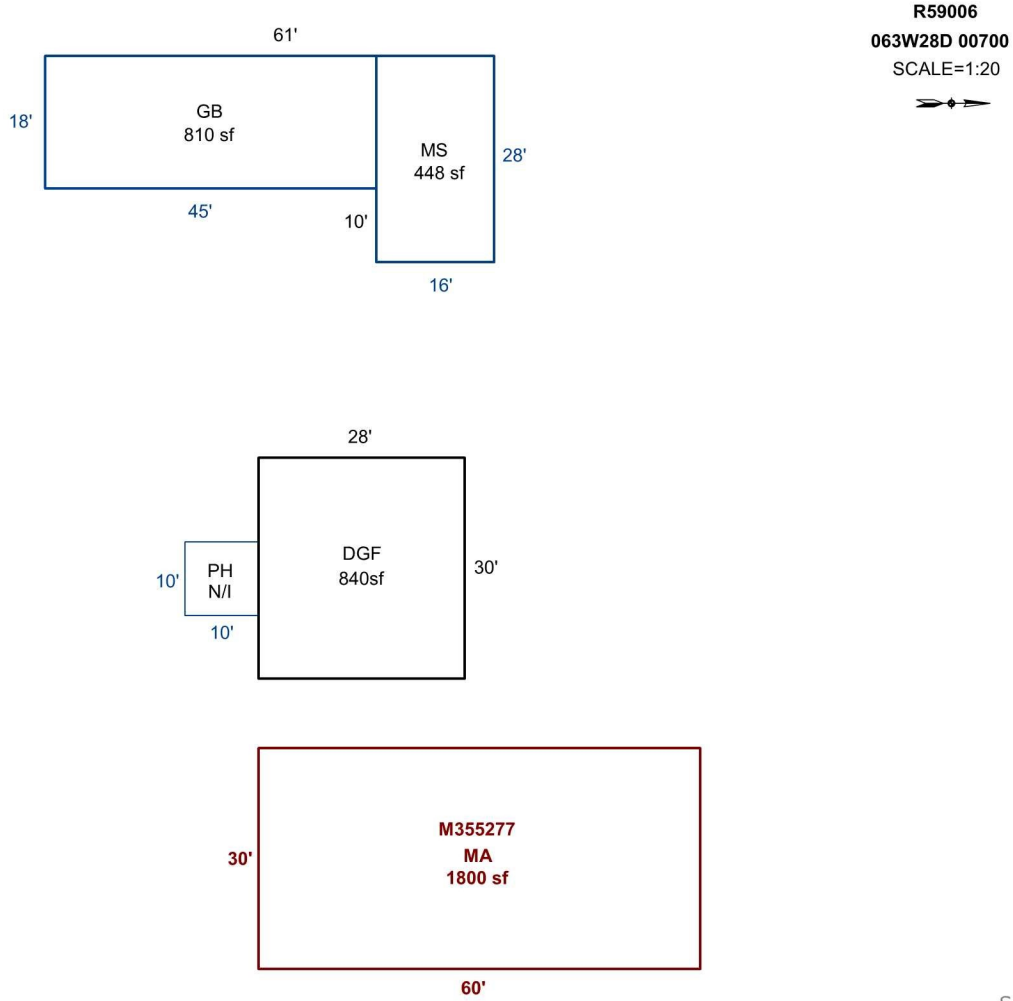


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R59006 Parcel No.: 063W28D 00700
 Property Address:
 City: Salem County: State: OR ZipCode: 97303
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1	810	126	
	MS	1	448	88	1258
GLA1	MA	1	1800	180	1800
GAR	DGF	1	840	116	840

COMMENT TABLE 1

Apex by RW 05/19/08
 UPDATED BY JRONDEMA 2/7/19
 UPDATED BY CJURAN 01/26/2021 555-20-008520

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)		1,800
Net BUILDING	cnt	2	(rounded)		1,258

1-30-19

R59006 GB MS





R59006

28D 063W
063W-28D -00700 74230-010
502 (551) 0-4H A69 024-00-22-0
GROVER, E KEITH & MARGUERITE E-TR

37.43 ACRES

RIVERSIDE
LOTS 5 & 6 AND FR/7,10,11
ALSO FR/VAC ST

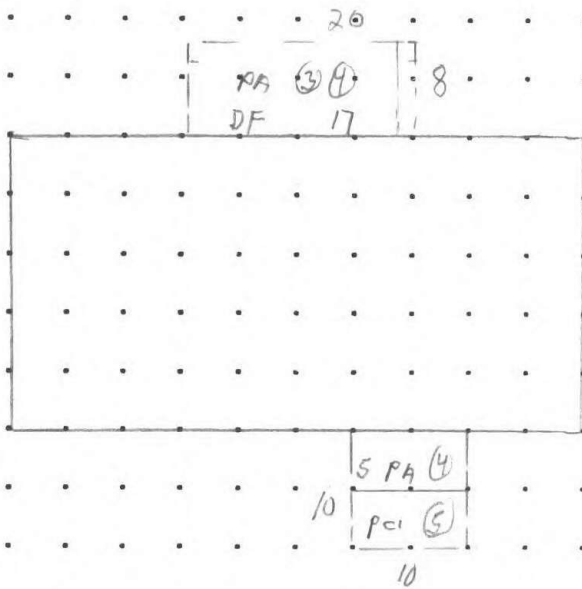
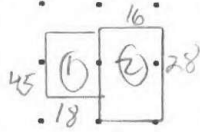
V0189P1317RC V1145P0002TR 07/27/95

BUILDING DIAGRAM AND OUTBUILDINGS

ACCT NO: 74230-010

MAP NO: 28D-6-3W

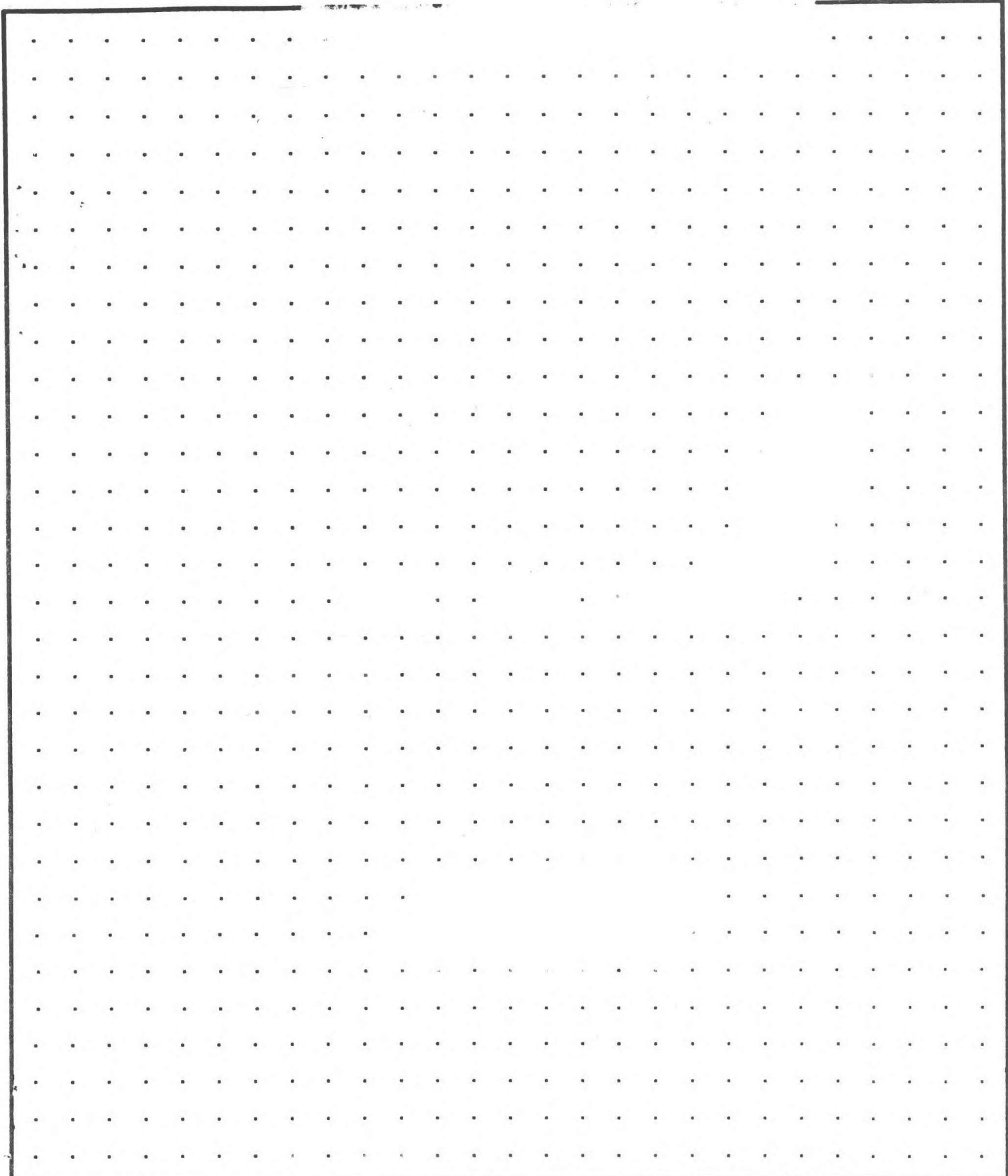
TAX LOT: 700



CALCULATIONS:

SCALE: 1" = 20'

MEASUREMENT VERIFIED	YR BLT:	ADDRESS: 6555 WINDSOR IS RD	SALES	
DATE	BY	REMARKS: _____	BUILDER:	Date
4/3/96	52			Amt.
8/2/11	67 ms			



CALCULATIONS:

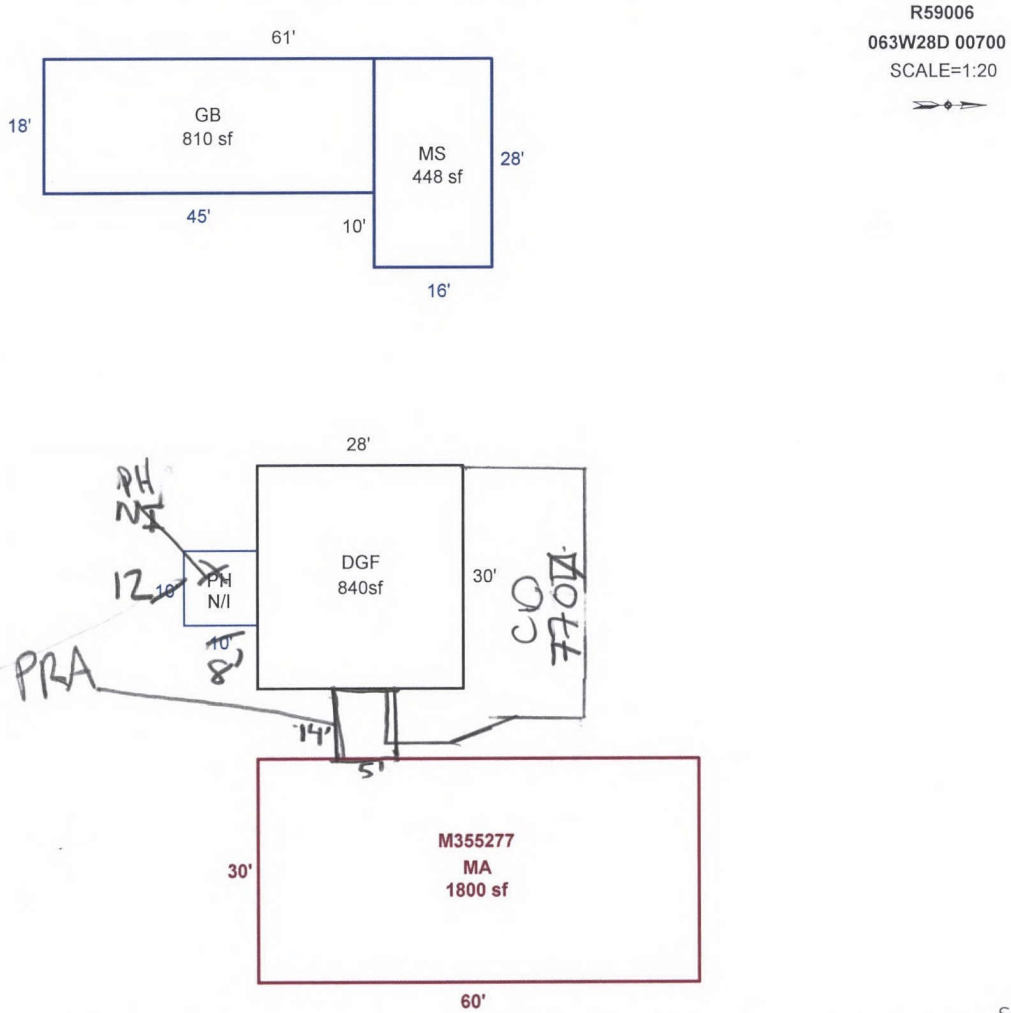
SCALE: 1" = 20'

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R59006 Parcel No.: 063W28D 00700
 Property Address:
 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	GB	1	810	126	1258
	MS	1	448	88	
GLA1	MA	1	1800	1180	1800
GAR	DGF	1	840	116	840

PC

COMMENT TABLE 1

Apex by RW 05/19/08
 UPDATED BY JRONDEMA 2/7/19
 UPDATED BY CJURAN 01/26/2021 555-20-008520

COMMENT TABLE 2

10/20/21 T47
TAGS L2

COMMENT TABLE 3

Net LIVABLE	cnt	1	(rounded)	1,800
Net BUILDING	cnt	2	(rounded)	1,258

20-008520-STR
RECEIVED
 NOV 23 2020
 MARION COUNTY
 BUILDING INSPECTION
 AB 11/24/2020

Site Plan for Garage at;
 6555 Windsor Island Rd
 Salem, OR 97303

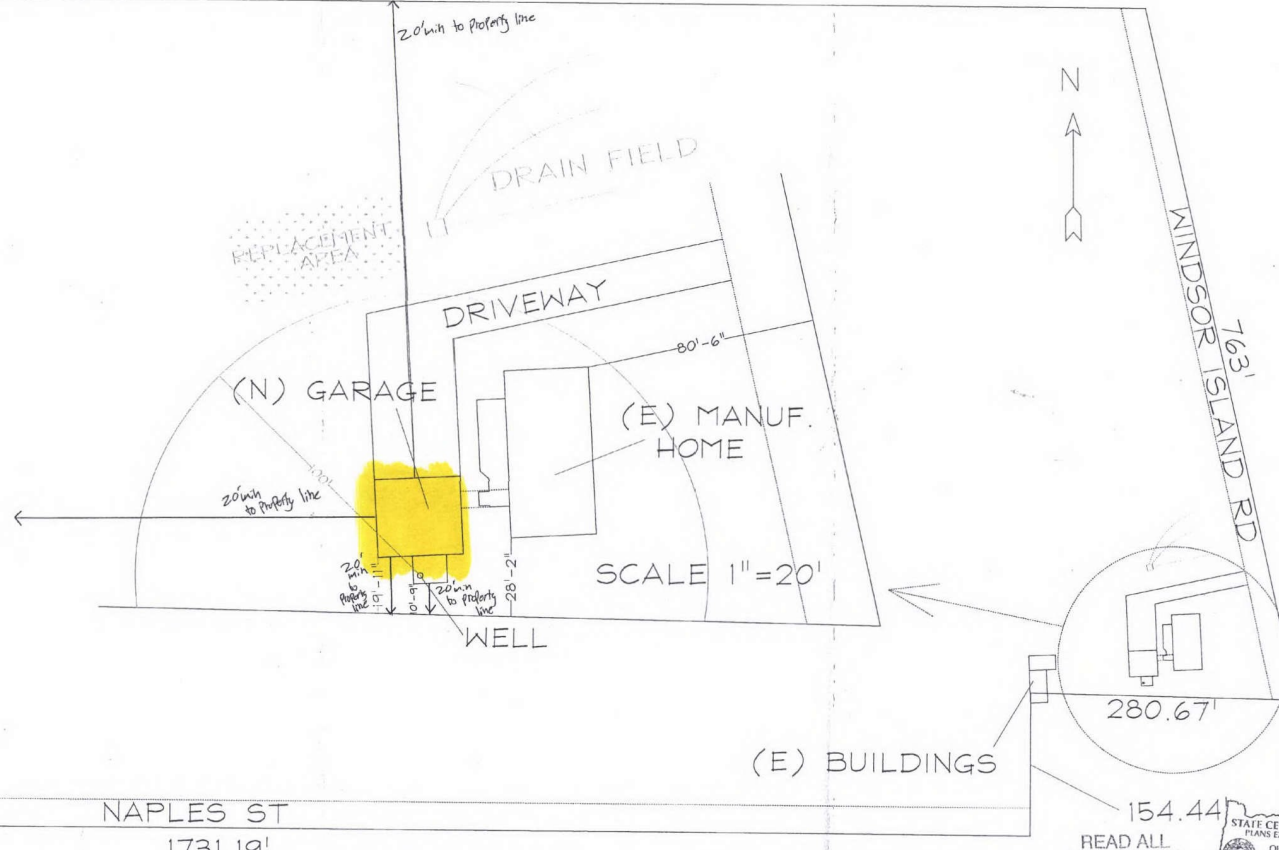
894.96'



MAPS VIEW N.T.S.

SCALE 1"=60'

1842.73'



READ ALL
 CONDITIONS
 OF APPROVAL

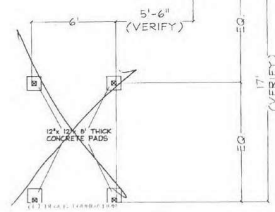
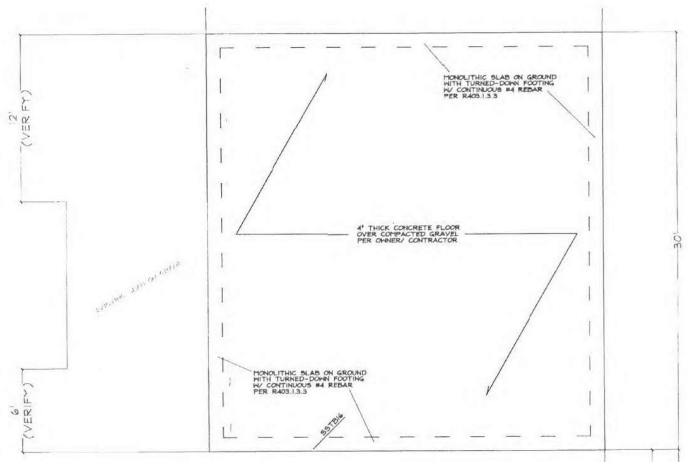
STATE CERTIFIED
 PLANS EXAMINER
 P44114
 12-4-20
 PAUL WOLFFMANN

FILE COPY

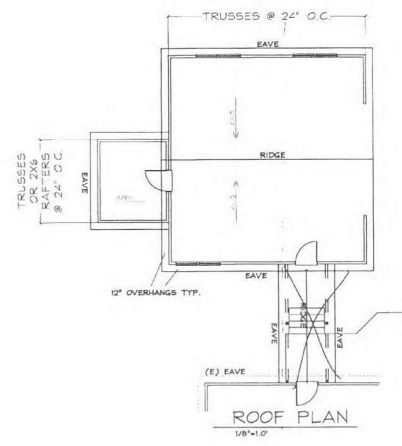
REVIEWED FOR CODE
 COMPLIANCE - 2017
 OREGON RESIDENTIAL
 SPECIALTY CODE

20-008520-STR
 6555 WINDSOR ISLAND RD N,
 SALEM, OR

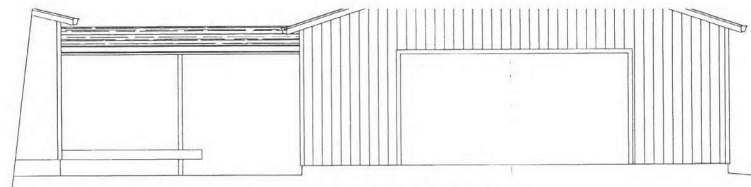
ATTENTION: Oregon law requires that the applicant pay for the cost of the building inspection. The applicant must pay for the cost of the building inspection. The applicant must pay for the cost of the building inspection. The applicant must pay for the cost of the building inspection.



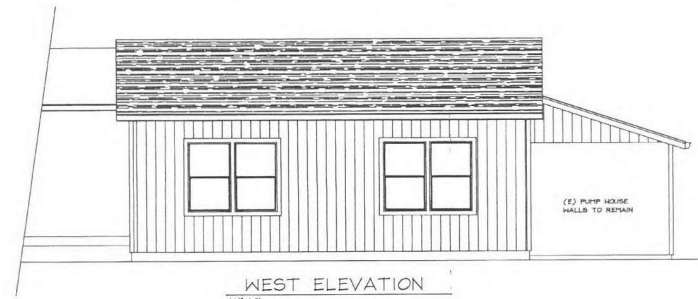
FOUNDATION PLAN
1/4"=1.0'



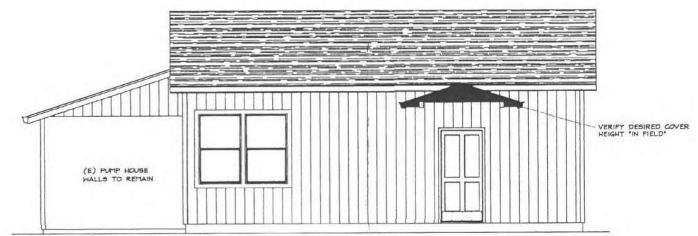
ROOF PLAN
1/8"=1.0'



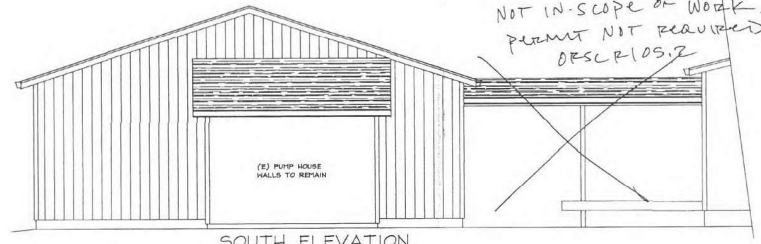
NORTH ELEVATION
1/4"=1.0'



WEST ELEVATION
1/4"=1.0'



EAST ELEVATION
1/4"=1.0'



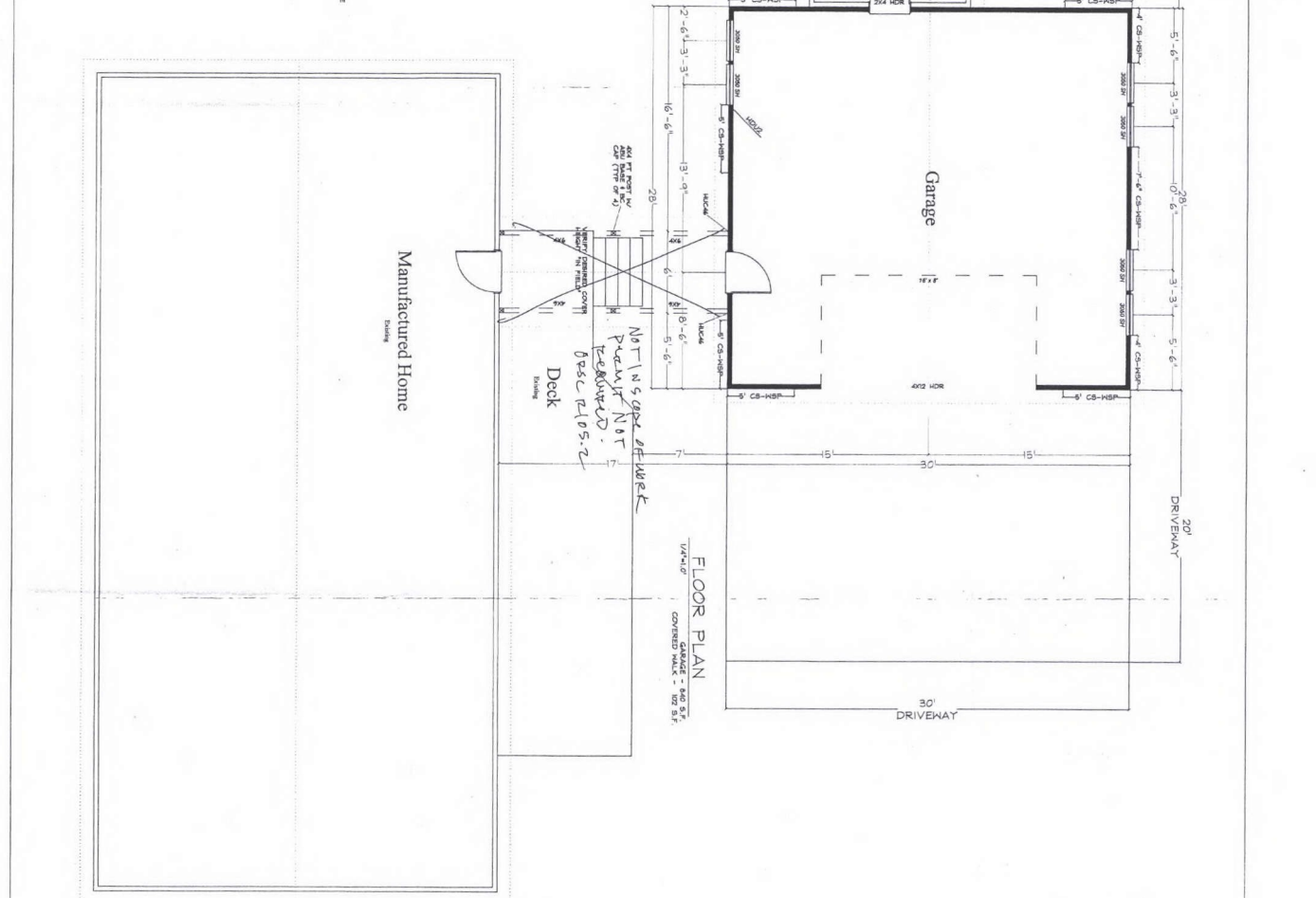
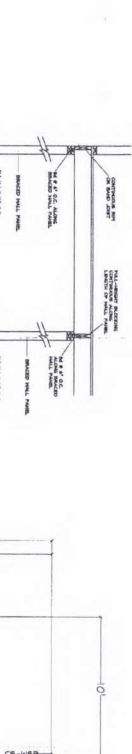
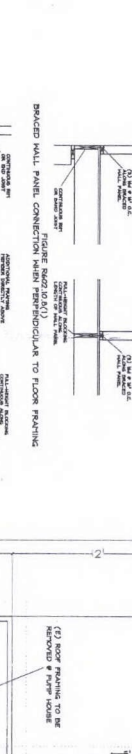
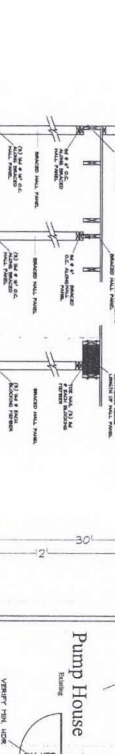
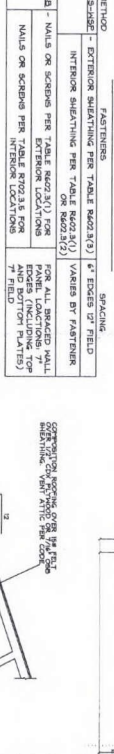
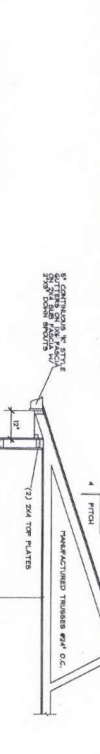
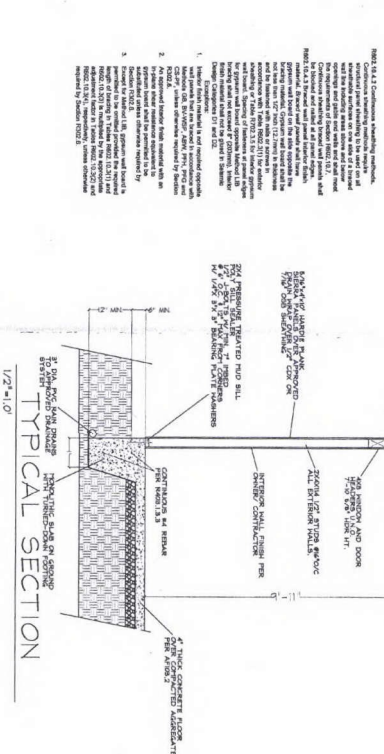
SOUTH ELEVATION
1/4"=1.0'

Plan # 104
DRAWN BY: TTS
CHECK DATE:

TONY STOVIN DESIGN
4992 Teitman St. SE / Salem, OR 97302 / 503-409-9330

Preliminary Floor Plan
6555 Windsor Island Rd
Salem, OR 97303

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES		TABLE B605.3 (3)		TYPICAL DESIGN WIND SPEEDS (mph)	
MINIMUM WALL FINISH	MINIMUM WOOD STRUCTURAL PANEL SPACING	MINIMUM WALL FINISH	MINIMUM WALL FINISH	MINIMUM WALL FINISH	MINIMUM WALL FINISH
Size	Fastener (Code)	15	24/6	3/8	7/8
40 Common (2" x 8" O.B.S.)	15	24/6	3/8	7/8	15
30 Common (2" x 6" O.B.S.)	17/8	24/6	3/8	7/8	10



Plan # 104
 DRAWN BY: ITS
 CHECKED BY:
 DATE: 10/20/2020

TONY STOVIN DESIGN
 4992 Textum St. SE / Salem, OR 97302 / 503-409-9530

Preliminary Floor Plan
 6555 Windsor Island Rd
 Salem, OR 97303

2/13

SKETCH/AREA TABLE ADDENDUM

Parcel No 063W28D 00700

File No R59006

SUBJECT

Property Address

City Salem

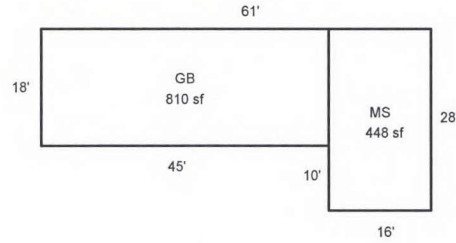
State OR

Zip 97303

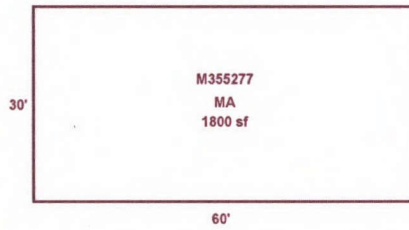
Owner

Client

Appraiser Name



R59006
063W28D 00700
SCALE=1:30
N
↑



Scale: 1" = 30'

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1800	180	1800
GBA1	GB	1.00	810	126	
	MS	1.00	448	88	1258
Net LIVABLE Area (rounded w/ factors)					1800
Net BUILDING Area (rounded w/ factors)					1258

Comment Table 1

Apex by RW 05/19/08
UPDATED BY JRONDEMA 2/7/19

Comment Table 2

Comment Table 3

R59006 063W28D 00700 Prop Class: 559 Prop Code: A99 Fran: 11 Appr #: 29 Date: 1-30-19
 Situs Address 6555 WINDSOR ISLAND RD N TTO LCB Insp Cycle Tags Farm Forest Sales Verif
 Owner LE COMPTE, DAVID G & Pictom Other:

RMV Land: 644,940 RMV Imps: 8,180 RMV Total: 653,120 M50 Total: 70,000 For: 2019-2020

Notes: REMOVE DW-PA-PC. Pull tag

Accessory Improvements

Seg: 3.1 DW FIR DECK
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 136 Eff: 136 Flooring: Electrical: % Comp: _____
 Dimens: 17 x 8 Plumbing: Bedrooms: Adj: _____
 Found: Heat/AC: Year: 1980 Eff: 1980 RMV: 2,300
 Ex Wall: Fireplace: AddFactor3:
 AddFactor1: AddFactor2:
 Exc Code: _____ Comment/Adj: LOWE L/S: _____

Seg: 4.1 PA ALUMINUM PATIO COVER
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 210 Eff: 210 Flooring: Electrical: % Comp: _____
 Dimens: x Plumbing: Bedrooms: Adj: _____
 Found: Heat/AC: Year: 1980 Eff: 1980 RMV: 2,910
 Ex Wall: Fireplace: AddFactor3:
 AddFactor1: AddFactor2:
 Exc Code: _____ Comment/Adj: LOWE L/S: _____

Seg: 5.1 PC CONCRETE PATIO
 Method: R05 Roof Cover: Int Comp: Adj:
 Class: Roof Style:
 Area: 100 Eff: 100 Flooring: Electrical: % Comp: _____
 Dimens: 10 x 10 Plumbing: Bedrooms: Adj: _____
 Found: Heat/AC: Year: 1980 Eff: 1980 RMV: 420
 Ex Wall: Fireplace: AddFactor3:
 AddFactor1: AddFactor2:
 Exc Code: _____ Comment/Adj: LOWE L/S: _____

Out Buildings

Seg: 1.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM ✓
 Class: 4 Roof Style: GABLE
 Area: 810 Eff: 810 Flooring: WOOD Electrical: % Comp: _____
 Dimens: 45 x 18 Plumbing: Bedrooms: Adj: _____
 Found: FRAME Heat/AC: Year: 1974 Eff: 1974 Value: 1,690
 Ex. Wall B&B;8FT Fireplace: AddFactor3:
 AddFactor1: AddFactor2:
 Exc Code: _____ Comment/Adj: L/S: _____

Seg: 2.1 MS MACHINE SHED
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM ✓
 Class: 4 Roof Style: SHED
 Area: 448 Eff: 448 Flooring: DIRT Electrical: % Comp: _____
 Dimens: 28 x 16 Plumbing: Bedrooms: Adj: _____
 Found: POST Heat/AC: Year: 1974 Eff: 1979 Value: 860
 Ex. Wall METAL;10FT Fireplace: AddFactor3:
 AddFactor1: AddFactor2:
 Exc Code: _____ Comment/Adj: L/S: _____

R59006 063W28D 00700 Prop Class: 559 Prop Code: A99 Fran: 06 Appr #: T47 Date: 10/20/21
 Situs Address 6555 WINDSOR ISLAND RD N TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest
 Owner LE COMPTE, DAVID G & Pictom Sales Verif Other:

RMV Land: 765,810 RMV Imps: 3,010 RMV Total: 768,820 M50 Total: 71,360 For: 2022-2023

Notes: changes as notes, DGF @ 1000/10 close tag
 Farm: OK

Accessory Improvements

Out Buildings

Seg: 1.1 GB GENERAL PURPOSE BUILDING
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 4 Roof Style: GABLE
 Area: 810 Eff: 810 Flooring: WOOD
 Dimens: 45 x 18 Plumbing:
 Found: FRAME Heat/AC:
 Ex. Wall B&B;8FT Fireplace:
 AddFactor1: AddFactor2: Electrical: % Comp: _____
 Bedrooms: Func: _____
 Year: 1974 Eff: 1974 Value: 2,060
 AddFactor3:
 Exc Code: N/C Comment/Adj: _____ L/S: _____

Seg: 2.1 MS MACHINE SHED
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCMMP
 Class: 4 Roof Style: SHED
 Area: 448 Eff: 448 Flooring: DIRT
 Dimens: 28 x 16 Plumbing:
 Found: POST Heat/AC:
 Ex. Wall METAL;10FT Fireplace:
 AddFactor1: AddFactor2: Electrical: % Comp: _____
 Bedrooms: Func: _____
 Year: 1974 Eff: 1979 Value: 950
 AddFactor3:
 Exc Code: N/C Comment/Adj: _____ L/S: _____

R59006 063W28D 00700 Prop Class: 559 Prop Code: A99 Fran: 06 Appr #: _____ Date: _____

Situs Address 6555 WINDSOR ISLAND RD N TTO LCB Insp: 1 2 3 4 Cycle Tags Farm Forest

Owner LE COMPTE, DAVID G & Pictom Sales Verif Other: _____

RMV Land: 765,810 RMV Imps: 3,010 RMV Total: 768,820 M50 Total: 71,360 For: 2022-2023

Notes: _____

Segment	DSF	CD	PRA	PC			Land
Class	4						
Dim/Size	30x28'	770	14x5	10x15'			
Foundation	Post						
Exter Wall							
Wall Height	10ft						
Inter Finish							
Roof Cover	Arcmp						
Roof Style	Gable						
Flooring	Conc						
Plumbing							
Electric							
Misc.							
Yr Blt	2021	2021	2021	2020			
Eff Yr	2021	2021	2021	2020			
Cond.							
% Good							
% Comp	100	_____					
Lump Sum							
Except.Code	NEW	NEW	NEW	NEW			

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	008C	1.00		
3	TWO BENCH IRR	008CGI	36.43		

Eff Acres Companion Accounts

Zone: EFU

Reviewed T-40 10/20/21

Routing Slip

Date: _____ Clerk: _____ Clerk Comments: _____

Appraiser Response: _____

Return to appraiser after input Review by lead appraiser _____

(Handwritten signature)

R59006 063W28D 00700 Appr #: 107 Date 8/2/11 Prop Class 551 Prop Code A09
 Situs Address Franchise Code 19 Year For: 2011-2012

Owner LE COMPTE, DAVID G &

Notes: N/e Tags Cycle Sales Verification Other: _____

RMV Land: 452,890 RMV Imp: 9,850 RMV Total: 462,740 M50 Total: 58,520

Accessory Improvements

Seg.Type DW Seg. # 3.1 Method: R05 Class Area 136 Eff Area 136
 Length 17 Width 8
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp ___ Econ ___ RMV: 2,430
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type PA Seg. # 4.1 Method: R05 Class Area 210 Eff Area 210
 Length Width
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp ___ Econ ___ RMV: 3,180
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type PC Seg. # 5.1 Method: R05 Class Area 100 Eff Area 100
 Length 10 Width 10
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp ___ Econ ___ RMV: 380
 Lump Sum _____ Except Code/Year _____ Comments _____

Out Buildings

Seg.Type GB Seg. # 1.1 Method: F09 Class 4 Area 810 Eff Area 810
 Length 45 Width 18 Foundation FRAME Ex. Wall B&B;8FT Roof Cover METAL
 Roof Style GABLE Floor WOOD Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1974
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 2,390
 Lump Sum _____ Except Code/Year _____ Comments _____

Seg.Type MS Seg. # 2.1 Method: F09 Class 4 Area 448 Eff Area 448
 Length 28 Width 16 Foundation POST Ex. Wall METAL;10FT Roof Cover METAL
 Roof Style SHED Floor DIRT Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1974 Eff. Yr. Blt: 1979
 Cond. P F A G E Adj. Codes FLCM % Comp ___ Func ___ Econ ___ RMV: 1,470
 Lump Sum _____ Except Code/Year _____ Comments _____

R59006 063W28D 00700 Appr #: _____ Date _____ Prop Class 551 Prop Code A09
 Situs Address Franchise Code 19 Year For: 2011-2012
 Owner LE COMPTE, DAVID G &
 Tags Cycle Sales Verification Other: _____

Notes: _____
 RMV Land: 452,890 RMV Imp: 9,850 RMV Total: 462,740 M50 Total: 58,520

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

Land Segments

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	FARM OSD	OSDA.RUR	0.00		
2	FARM HOMESITE	009C	1.00		
3	TWO BENCH IRR	009CGI	32.25		
4	TWO BENCH IRR	009CGI	4.18		

Eff Acres Companion Accounts M123820 063W28D 00700

ROUTING SLIP

Date _____ Clerk _____
 Work Needed: (Please make necessary comments, sign and pass to the next appropriate person.)
 Data entry reviewed by/comments _____
 APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.
 Appraiser response _____
 Reviewed by lead appraiser/comments _____

1-30-19

M355277 MFS





4-3-86

1-30-19

R59006 GB MS

