

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr:

Print Date: 7/30/2025

Acct ID: 562734

MTL: 082W13D000800

Date: 867

Appr: Luke

Prop Class: 409

RMV Prop Class: 409

Situs: 5831 VILLAGE VIEW CT SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 103040

Year: 2025

Last Date Appraised: 05/31/2019

Appraiser: CLINT LUKE

Retag: Y N

Tag info:

Owner: ALBELO, MELINDA

Roll Type: R

Cycle Tag Sales Verification Other: VET DISA

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 127460

RMV Land: 318580

RMV Imp: 79500

RMV Total: 398080

MAV: 127460

MSAV: 0

SAV: 0

Comment:

Notations

+ MANUF # 130119

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05558	0

Land

Site: 1	Code Area: 05558	Size: 2.53 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 268580	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: 2002-03 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 148	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 0	% Complete: 100
Desc: Res other improvements					Dimensions:	RMV: 58530
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
Garage Detached	4	Unfinished	600	0	0	1986	1986	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	4	526	1988	2372	1	Exception: Y N
PATIO	4	526	1988	2372	1	Exception: Y N

Bldg: 4	Code Area: 05558	Stat Class: 108	Year Blt: 1988	Eff Year Blt: 1988	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 14710
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	Exception: Y N
DECK	1	92	1988	1660	1	Exception: Y N
PATIO	1	432	1988	1948	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	1	432	1988	10273	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 341	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 100	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 10x10	RMV: 280
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
Multi-Purpose Bldg	5	Finished	100	0	0	2008	2008	FAIR	Exception: Y N

Accessories

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

Bldg: 3	Code Area: 05558	Stat Class: 353	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 576	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 24x24	RMV: 5980
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	576	0	0	2008	2008	AVE	Exception: Y N
Accessories									
Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available									



8/6/25

SKETCH/AREA TABLE ADDENDUM

Parcel No **082W13D 00800**

File No **R62734**

SUBJECT

Property Address **5831 BILLAGE VIEW CT SE**

City **AUMSVILLE**

State **OR**

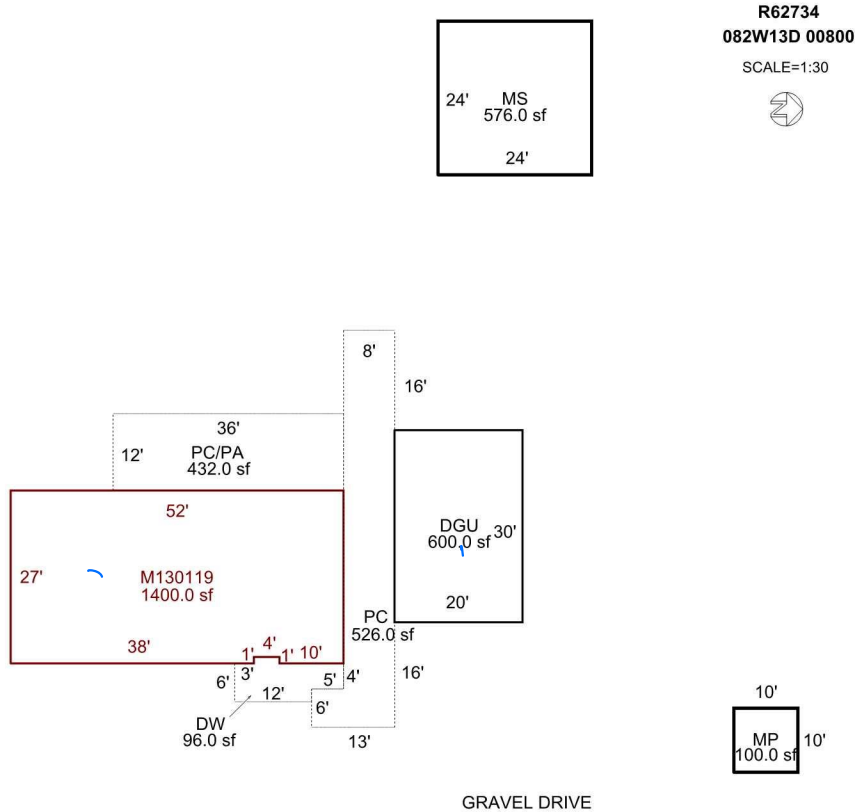
Zip **97325**

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: **1" = 25'**

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M130119	1.00	1400.00	160.0	1400.00
GBA1	MP	1.00	100.00	40.0	
	MS	1.00	576.00	96.0	676.00
GARG	DGU	1.00	600.00	100.0	600.00
YI1	PC/PA	1.00	432.00	96.0	
	PC	1.00	526.00	150.0	
	DW	1.00	96.00	48.0	1054.00

Net LIVABLE Area (rounded w/ factors) 1400
Net BUILDING Area (rounded w/ factors) 676

Comment Table 1

APEXED BY NRC 07/16/2009
UPD BY PH 08.23.19

Comment Table 2

Comment Table 3

*Gene 8/6/25
CYCLE 13*