

Summary

Lead Appr: WW 11/24

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 562733

MTL: 082W13D000700

Date: 9-15-25

Appr: Luke

Prop Class: 409

RMV Prop Class: 409

Situs: 5781 VILLAGE VIEW CT SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 103039

Year: 2025

Last Date Appraised: 03/29/2023

Appraiser: CLINT LUKE

Retag: Y

Tag info:

Owner: ARNAUTOV, IVAN G

Roll Type: R

Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP

AV: 198220

RMV Land: 305950

RMV Imp: 52040

RMV Total: 357990

MAV: 198220

MSAV: 0

SAV: 0

Comment: 23-24: L4 03.29.23 WW

Notations

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: 2.70 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4HD

Value Source: Rural at MKT

Description: FOUR HILL DRY

RMV: 255950

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 23-24 SV N/C PER WW// 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 3

Code Area: 05558

Stat Class: 457

Year Blt: 1979

Eff Year Blt: 1979

Sq.Ft: 1876

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 28580

Func Obsc: 100

Econ %: 100

Other %: 50

Exception: 0

Adjust:

Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	5	Finished	1876	3	FB-2	1979	1979	SKIRT, ROOF, HVAC+, KIT, FP - 1, BATH - 2
Exception: Y N								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	328	1979	1155	0
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1

Code Area: 05558

Stat Class: 351

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 864

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x24

RMV: 9550

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	864	0	0	1998	1998	FAIR
Exception: Y N								

Accessories

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

Bldg: 2

Code Area: 05558

Stat Class: 351

Year Blt: 1998

Eff Year Blt: 1998

Sq.Ft: 1344

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 48x28

RMV: 13910

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	1344	0	0	1998	1998	FAIR
Exception: Y N								

Accessories

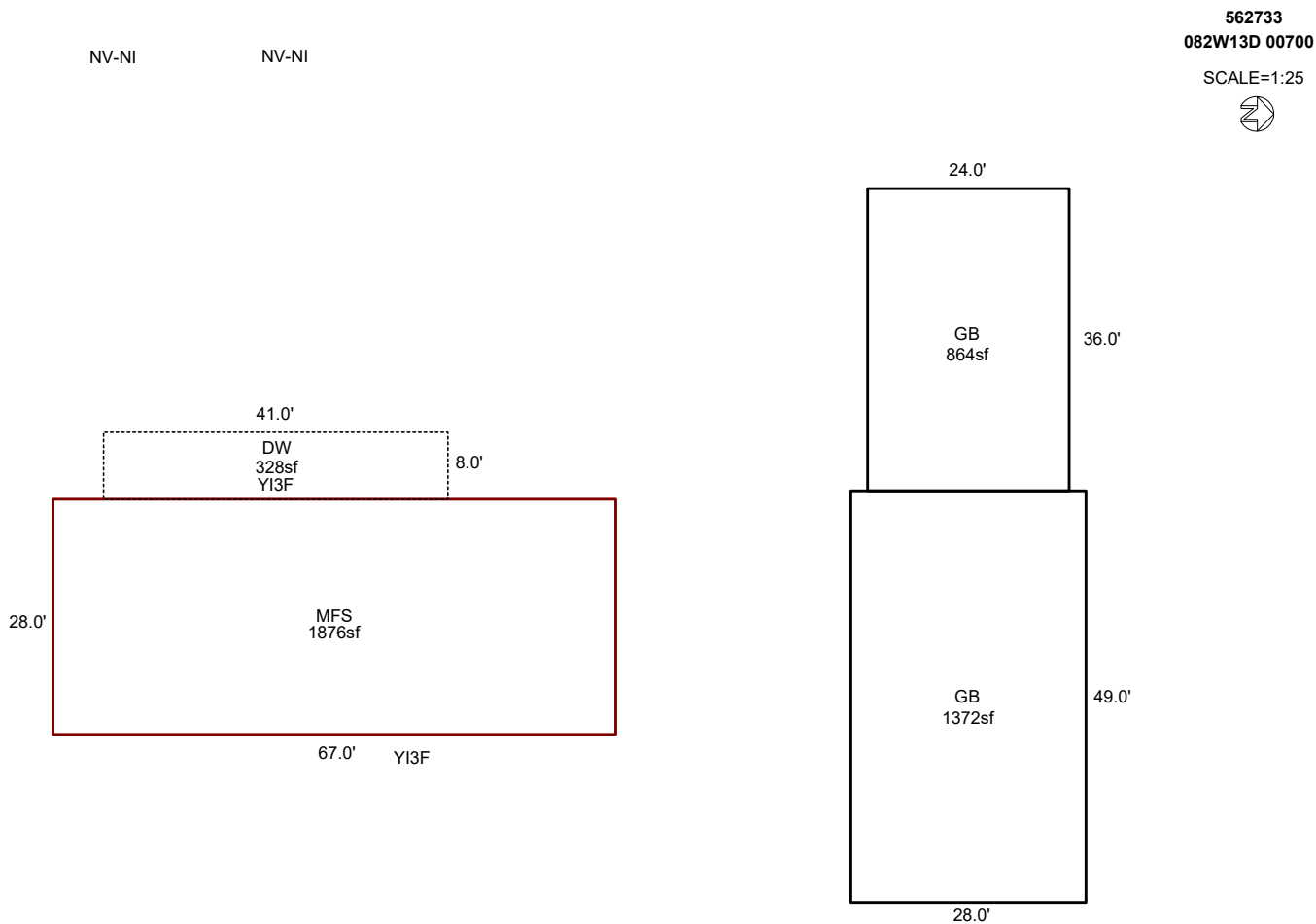
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562733 Parcel No.: 082W13D 00700
 Property Address: 5781 BILLAGE VIEW CT SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	1372.0	154.0	2236.0
GLA1	MFS	1.0	1876.0	190.0	1876.0
P/P	DW	1.0	328.0	98.0	328.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPDATED BY WW 04.25.23
 UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

CL10 05/31/19
 WW 03.29.23
 CLUKE 09/15/25

COMMENT TABLE 3

CYCLE L2
 SV L4
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,876
 Net BUILDING cnt 2 (rounded) 2,236