

Summary

Lead Appr: WW 11/10 Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: JJS 11.13.25

Print Date: 9/29/2025

Acct ID: 562734 MTL: 082W13D000800 Date: 11.6.25 Appr: JJS 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 Tag: Y N Tag info: \_\_\_\_\_

Owner: ALBELO, MELINDA Last Sales Date: 06/27/2025 Roll Type: R

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 219890

RMV Land: 318580 RMV Imp: 142280 RMV Total: 460860 MAV: 0 MSAV: 0 SAV: 0

Comment: 25-26 L3 8/6/25 CLUKE

MLS: 829112

DOM: 41

colc: 30

OSDs

| Count | Code | Description   | RMV   | Code Area | Exception |
|-------|------|---------------|-------|-----------|-----------|
| 1     | MKTA | OSD - AVERAGE | 50000 | 05558     | 23860     |

Land

Site: 1 Code Area: 05558 Size: 2.53 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 128150

Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH 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: 467 Year Blt: 1984 Eff Year Blt: 1984 Sq.Ft: 1400 % Complete: 100.00

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: \_\_\_\_\_ RMV: 53160

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 25360 Adjust: \_\_\_\_\_ Adjust RMV: 0 Subtype: E

Floors

| Type        | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory                          |
|-------------|-------|---------------|------------|------|-------|--------|------------|------------------------------------|
| First Floor | 6     | Finished      | 1400       | 3    | FB-2  | 1984   | 1984       | SKIRT, ROOF, HVAC+, KIT-, BATH - 2 |
|             |       |               |            |      |       |        |            | Exception: Y N                     |

Accessories

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

Bldg: 1 Code Area: 05558 Stat Class: 148 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100.00

Desc: Res other improvements Dimensions: \_\_\_\_\_ RMV: 53660

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 25600 Adjust: \_\_\_\_\_ Adjust RMV: 0

Floors

| Type            | Class | Display Group | Floor Size | Beds | Baths | Yr Blt | Eff Yr Blt | Inventory      |
|-----------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Garage Detached | 4     | Unfinished    | 600        | 0    | 0     | 1986   | 1986       | ROOF           |
|                 |       |               |            |      |       |        |            | Exception: Y N |

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 107 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: \_\_\_\_\_ RMV: 27900

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 13310 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       |
|------------------------|-------|-----------|------------|-------|----------------|
| YARD IMPROVEMENTS GOOD | 3     | 0         | 1988       | 26322 | 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: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 0

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      |
|--------------------|-------|---------------|------------|------|-------|--------|------------|----------------|
| Multi-Purpose Bldg | 5     | Finished      | 100        | 0    | 0     | 2008   | 2008       |                |
|                    |       |               |            |      |       |        |            | 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: 100.00 |                |
| Desc: Machine Shed (MS)     |                  |             |                 |              |                | Dimensions: 24x24 |                    |            | RMV: 7560  |               |                    |                |
| Func Obsc: 100              |                  | Econ %: 100 |                 | Other %: 100 |                | Exception: 3610   |                    | 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       | AVG        |               |                    | Exception: Y N |
| Accessories                 |                  |             |                 |              |                |                   |                    |            |            |               |                    |                |
| Description                 |                  | Class       |                 | Size SqFt    |                | Eff Yr Blt        |                    | RMV        |            | Quantity      |                    |                |
| No accessory data available |                  |             |                 |              |                |                   |                    |            |            |               |                    |                |

# SKETCH/AREA TABLE ADDENDUM

Parcel No **082W13D 00800**

File No **R62734**

SUBJECT

Property Address **5831 BILLAGE VIEW CT SE**

City **AUMSVILLE**

State **OR**

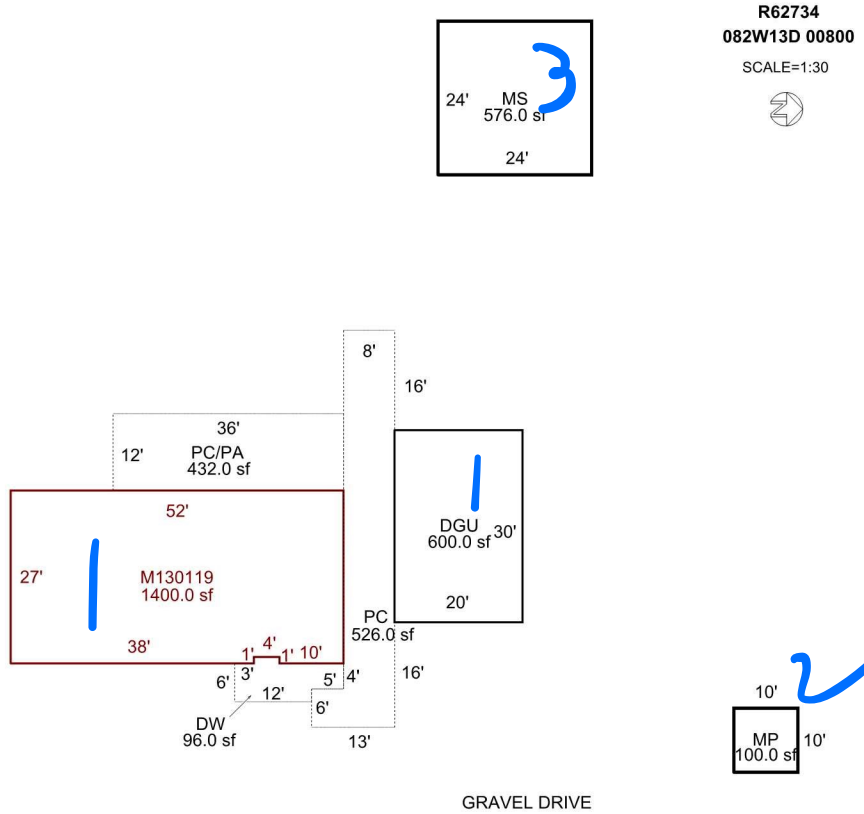
Zip **97325**

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)  
Net BUILDING Area (rounded w/ factors)

1400  
676

## Comment Table 1

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

## Comment Table 2

## Comment Table 3