

Summary

Lead Appr: WW 11/24

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 562735

MTL: 082W13D000900

Date: 9-15-25

Appr: Gnu

Prop Class: 409

RMV Prop Class: 409

Situs: 5861 VILLAGE VIEW CT SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 103041

Year: 2025

Last Date Appraised: 11/19/2019

Appraiser: CLINT LUKE

Retag: Y N

Tag info:

Owner: NICHOLS,RICHARD A JR & NICHOLS,GLOIRA A

Roll Type: R

Tag Sales Verification Other: Cycle

Inspection level: 1 2 3 4

LCB TTO INSP

AV: 269540

SAV: 0

RMV Land: 298910

RMV Imp: 212330

RMV Total: 511240

MAV: 269540

MSAV: 0

Comment:

INPVS 11/19/25 Gnu

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: 2.46 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 248910

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 447

Year Blt: 2018

Eff Year Blt: 2018

Sq.Ft: 1674

% Complete: 100

Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE

Dimensions: 62x27

RMV: 130860

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
First Floor	4	Finished	1674	3	FB-2	2018	2018	ROOF+, SKRT+, HVAC+, KIT, BATH - 2	Y N

Accessories

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

Bldg: 4

Code Area: 05558

Stat Class: 108

Year Blt: 1980

Eff Year Blt: 1980

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 11280

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
ASPHALT DRIVEWAY	1	5787	1980	11284	1
Exception: Y N					

Bldg: 6

Code Area: 05558

Stat Class: 456

Year Blt: 1976

Eff Year Blt: 1976

Sq.Ft: 1240

% Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE

Dimensions:

RMV: 55510

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
First Floor	5	Finished	1240	2	FB-2	1976	1976	FP - 1, KIT+, HVAC+, SKIRT, ROOF, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	3	624	2009	16474	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 1

Code Area: 05558

Stat Class: 351

Year Blt: 1975

Eff Year Blt: 1975

Sq.Ft: 800

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x20

RMV: 3680

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
General Purpose Bldg	5	Finished	800	0	0	1975	1975	FAIR	Y N

Accessories

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

Bldg: 2	Code Area: 05558	Stat Class: 355	Year Blt: 1986	Eff Year Blt: 1986	Sq.Ft: 480	% Complete: 100
Desc: Lean-to Heavy (LTH)					Dimensions: 40x12	RMV: 780
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
Lean-to Heavy Duty	4	Finished	480	0	0	1986	1986		

Accessories

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

Bldg: 5	Code Area: 05558	Stat Class: 351	Year Blt: 1979	Eff Year Blt: 1979	Sq.Ft: 1920	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions: 48x40	RMV: 8000
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
General Purpose Bldg	5	Finished	1920	0	0	1979	1979	FAIR	

Accessories

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

Bldg: 7	Code Area: 05558	Stat Class: 341	Year Blt: 2002	Eff Year Blt: 1975	Sq.Ft: 288	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions: 24x12	RMV: 1440
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	288	0	0	2002	1975	FAIR	

Accessories

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

Bldg: 8	Code Area: 05558	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 200	% Complete: 100
Desc: Multi Purpose Shed (MP)					Dimensions:	RMV: 80
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	4	Finished	200	0	0	2000	1975		

Accessories

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

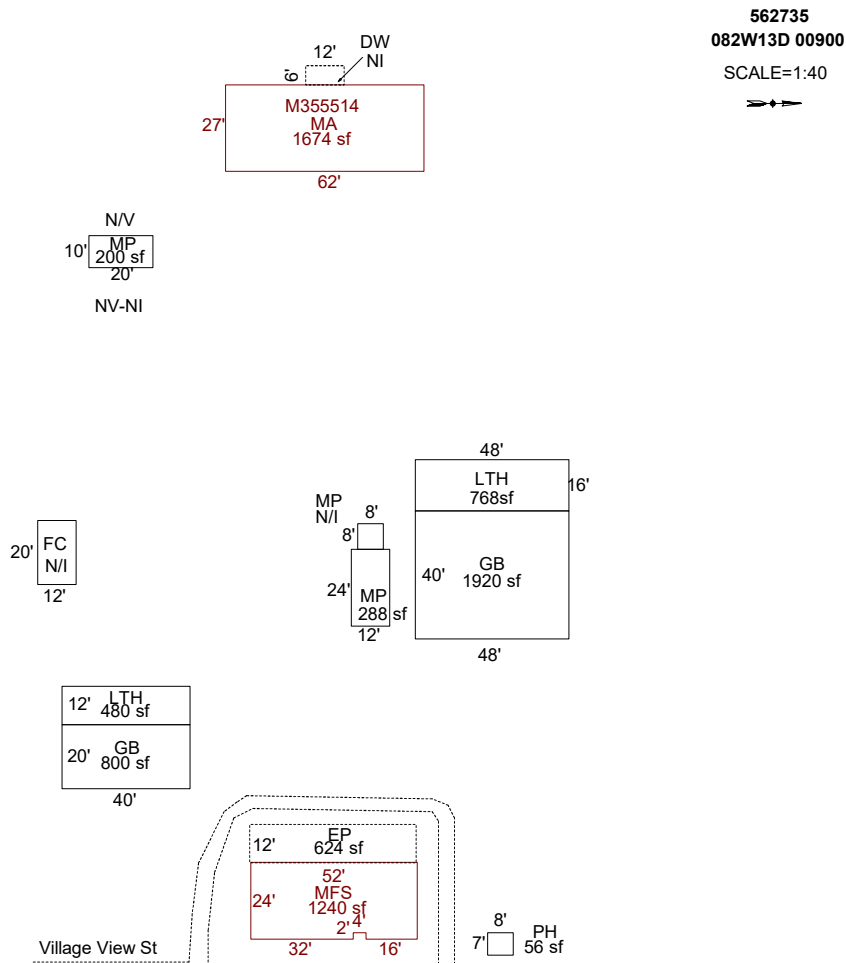
LTH 16x48 2022 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562735 Parcel No.: 082W13D 00900
 Property Address: 5861 VILLAGE 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	LTH	1.0	480.0	104.0	
	GB	1.0	800.0	120.0	
	PH	1.0	56.0	30.0	
	MP	1.0	288.0	72.0	
	GB	1.0	1920.0	176.0	
GLA1	MP	1.0	200.0	60.0	
	LTH	1.0	768.0	128.0	4512.0
	MFS	1.0	1240.0	156.0	
	MA	1.0	1674.0	178.0	2914.0
	EP	1.0	624.0	128.0	
P/P	DW	1.0	72.0	36.0	696.0
	Net LIVABLE	cnt	0	(rounded)	2,914
	Net BUILDING	cnt	7	(rounded)	4,512

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 Edited to add MP,LTL,EP, remove YI3F, chg MS to GB 5/8
 UPDATED BY JRONDEMA 1/31/19
 UPD BY PH 05.26.20
 UPDATED BY CLOBERG 10/24/25

COMMENT TABLE 2

12.21.18 SR #94 TAGS
 11.19.19 SR #94
 CLUKE 09/15/25

COMMENT TABLE 3

TAGS: PICTO
 CYCLE L4