

Summary

Lead Appr: ww 11/25 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 562737 MTL: 082W13D001100 Date: 9-15-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401

Situs: 5931 VILLAGE VIEW CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 103043 Year: 2025

Last Date Appraised: 05/31/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: NYE, MARK & NYE, LINDA Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 390690

RMV Land: 302190 RMV Imp: 535830 RMV Total: 838020 MAV: 390690 MSAV: 0 SAV: 0

Comment: _____

INPUT 11-24-25 LUKE

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: 2.57 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 252190 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 3 Code Area: 05558 Stat Class: 142 + Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 3160 % Complete: 100

Desc: Multi Story above grade Dimensions: RMV: 522330

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
First Floor	4 +	Finished	2128	3	FB-2/ HB-1	2003	2003	ROOF, HVAC+ 1, BTH - 1, BATH - 2	Exception: Y N
Second Floor	4 +	Finished	1032	1	FB-1	2003	2003	BATH - 1, HVAC+	Exception: Y N
Garage Attached	4	Finished	550	0	0	2003	2003	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	550	2003	1608	1	Exception: Y N
PATIO	4	200	2003	290	1	Exception: Y N
PATIO	4	390	2003	1991	1	Exception: Y N
PATIO	4	448	2003	2218	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	288	2003	7517	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 616 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 22x28 RMV: 8220

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	5	Finished	616	0	0	2003	2003	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: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 384 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 16x24 RMV: 3410

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
Multi-Purpose Bldg	5	Finished	384	0	0	1993	1993	FAIR	Exception: Y N

Accessories

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

Bldg: 4Code Area: 05558Stat Class: 355Year Blt: 1998Eff Year Blt: 1998Sq.Ft: 288% Complete: 100

Desc: Lean-to Heavy (LTH)Dimensions: 12x24RMV: 930

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust: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	5	Finished	288	0	0	1998	1998		

Accessories

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

Bldg: 5Code Area: 05558Stat Class: 355Year Blt: 2003Eff Year Blt: 2003Sq.Ft: 200% Complete: 100

Desc: Lean-to Heavy (LTH)Dimensions:RMV: 940

Func Obsc: 100Econ %: 100Other %: 100Exception: 0Adjust: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	5	Finished	200	0	0	2003	2003	PMR	

Accessories

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

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 562737		Parcel No.: 082W13D 01100			
Property Address: 5931 VILLAGE VIEW CT SE					
City: AUMSVILLE		County:	State: OR	ZipCode: 97325	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
24' LTH 288 sf 12' MP 384 sf 16' 20.0' LTH 200sf 10' 22' GB 616 sf 28' 2' N/I 24 sf 12' 20.0' 7' 2' 4' 18' 32' 36' MA2 1032 sf 26' 8' 40' PRA/PC 288 sf 16' 2' 21' 1' 5' 2' 19' AGF 550 sf 25' 22' 40' PC 200 sf 5' 10' 52' PC 390 MA 2128 sf 6' 20' 6' 16' PC 160 25' CD 550 sf 562737 082W13D 01100 Scale=1:40 8' 8' PH 64 sf N/I Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	384.0	80.0	
	PH	1.0	64.0	32.0	448.0
GBA2	GB	1.0	616.0	100.0	616.0
	LTH	1.0	200.0	60.0	
GLA1	LTH	1.0	288.0	72.0	488.0
	MA	1.0	2128.0	243.7	2128.0
CD	CD	1.0	550.0	94.0	550.0
GAR	AGF	1.0	550.0	94.0	550.0
YI	PRA/PC	1.0	288.0	96.0	
	PC	1.0	200.0	90.0	488.0
Net LIVABLE			cnt	0 (rounded)	2,128
Net BUILDING			cnt	5 (rounded)	1,552
COMMENT TABLE 1					
APEXED BY NRC 07/16/2009 UPDATED BY CHRIS 10/17/19 UPDATED BY CLOBERG 10/23/25					
COMMENT TABLE 2			COMMENT TABLE 3		
CL10 05/31/19 CLUKE 09/15/25			CYCLE L2 CYCLE L4		