

Summary

Lead Appr: ww 11/26 Clerk: Lead Clerk: Appr:

Print Date: 6/25/2025

Acct ID: 562738 MTL: 082W13D001300 Date: 9-15-25 Appr: Amie Prop Class: 401 RMV Prop Class: 401

Situs: 5961 VILLAGE VIEW CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 103044 Year: 2025

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

Owner: DAHL, ANTHONY & DAHL, LORRAINE W Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 372440

RMV Land: 246510 RMV Imp: 483610 RMV Total: 730120 MAV: 372440 MSAV: 0 SAV: 0

Comment:

INPUT 11-24-25

Amie

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

Class: Value Source: Rural at MKT Description: RMV: 196510 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL. //PT W/R63188 & R63190-LANDLOCKED

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 148 Year Blt: 1982 Eff Year Blt: 1954 Sq.Ft: 864 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 100310

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
Second Floor	4	Low Cost	864	1	FB-1	1954	1954	BATH - 1	Exception: Y N
Garage Oversized Detached	4	Unfinished	1152	0	0	1982	1954	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	4	252	1954	3770	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	192	1954	3786	1	Exception: Y N

Bldg: 3 Code Area: 05558 Stat Class: 141 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 1886 % Complete: 100

Desc: One Story Only Dimensions: RMV: 331520

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	1886	3	FB-2/ HB-1	2005	2005	KIT, ROOF, HVAC, H-1, BATH - 2	Exception: Y N
Garage Attached	4	Finished	500	0	0	2005	2005	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
ASPHALT DRIVEWAY	4	2800	2003	7560	1	Exception: Y N
PATIO	4	488	2005	2442	1	Exception: Y N
PATIO	4	680	2005	3403	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	112	2005	2956	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 353 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1728 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 48x36 RMV: 17510

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
Machine Shed	5	Finished	1728	0	0	2003	2003	AVG	Exception: Y N

Accessories

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

Bldg: 4		Code Area: 05558		Stat Class: 351		Year Blt: 2003		Eff Year Blt: 2003		Sq.Ft: 1656		% Complete: 100	
Desc: General Purpose Building (GB)										Dimensions: 36x46		RMV: 20020	
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	1656	0	0	2003	2003	FAIR	Exception: Y N				
Accessories													
Description					Class	Size	SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available													

Bldg: 5		Code Area: 05558		Stat Class: 341		Year Blt: 2018		Eff Year Blt: 2018		Sq.Ft: 256		% Complete: 100	
Desc: Multi Purpose Shed (MP)										Dimensions: 16x16		RMV: 5640	
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		NL		
Multi-Purpose Bldg		5	Finished	256	0	0	2018	2018	FAIR				Exception: Y N
Accessories													
Description					Class	Size	SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available													

Bldg: 6	Code Area: 05558	Stat Class: 355	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 160	% Complete: 100		
Desc: Lean-to Heavy (LTH)			Dimensions: 10x16			RMV: 1720		
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
Lean-to Heavy Duty	4	Finished	160	0	0	2018	2018	Exception: Y N
Accessories								
Description	Class	Size	SqFt	Eff Yr Blt	RMV	Quantity		
CONCRETE DRIVEWAY	4		160	2018	774	1	Exception: Y N	

Bldg: 7	Code Area: 05558	Stat Class: 341	Year Blt:	Eff Year Blt: 2000	Sq.Ft: 288	% Complete: 100			
Desc: Multi Purpose Shed (MP)				Dimensions: 24x12	RMV: 6890				
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	6	Finished	288	0	0	0	2000	ANG	Exception: Y N
Accessories									
Description	Class	Size	SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available									

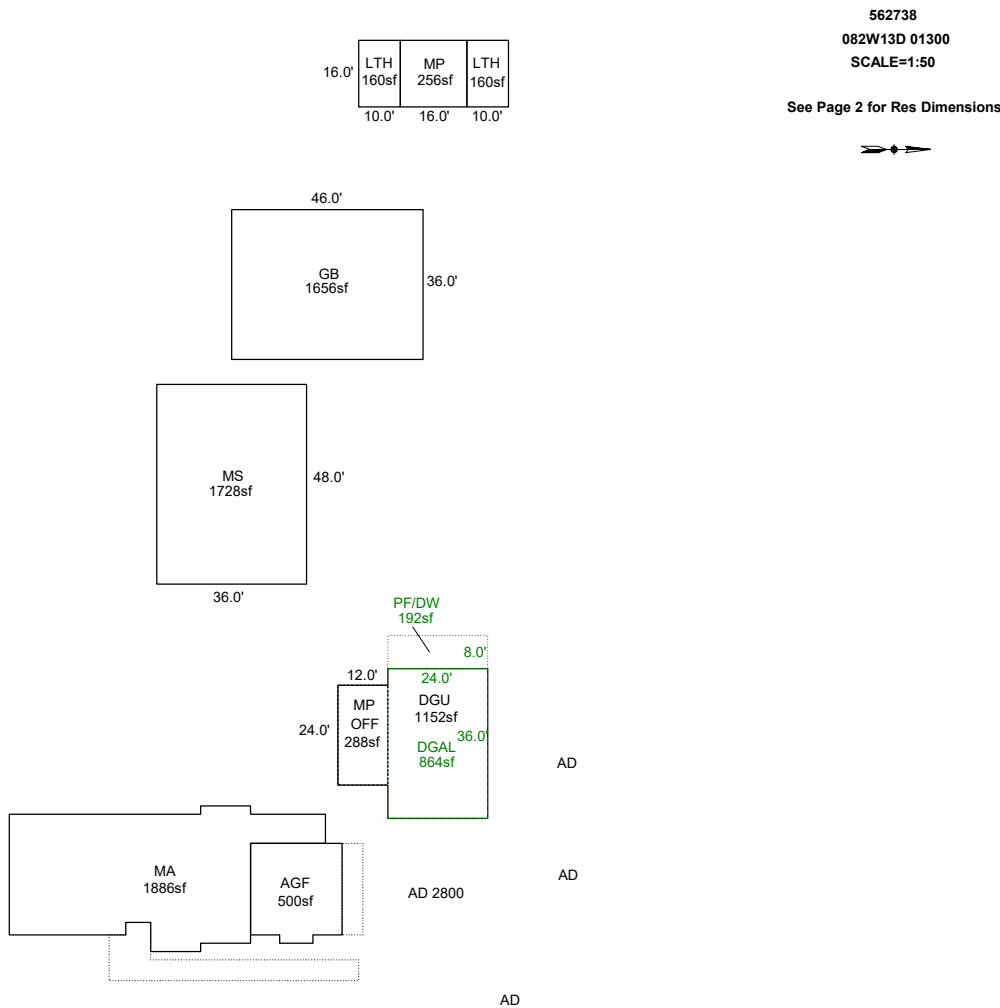
LTH 10x16 2019 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562738 Parcel No.: 082W13D 01300
 Property Address: 5961 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	MS	1.0	1728.0	168.0	
	MP	1.0	256.0	64.0	
	LTH	1.0	160.0	52.0	
	LTH	1.0	160.0	52.0	2304.0
GBA2	GB	1.0	1656.0	164.0	1656.0
GLA1	MA	1.0	1886.0	228.0	1886.0
CD	PC	1.0	378.0	148.0	
	PC	1.0	110.0	54.0	488.0
GAR	AGF	1.0	500.0	92.0	
	DGU	1.0	1152.0	144.0	
	DGAL	1.0	864.0	120.0	2516.0
OTH	MP	1.0	288.0	72.0	288.0
YI	PF/DW	1.0	192.0	64.0	192.0
	Net LIVABLE	cnt	0	(rounded)	1,886
	Net BUILDING	cnt	5	(rounded)	3,960

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPDATED BY CHRIS 10/22/19
 UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

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

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

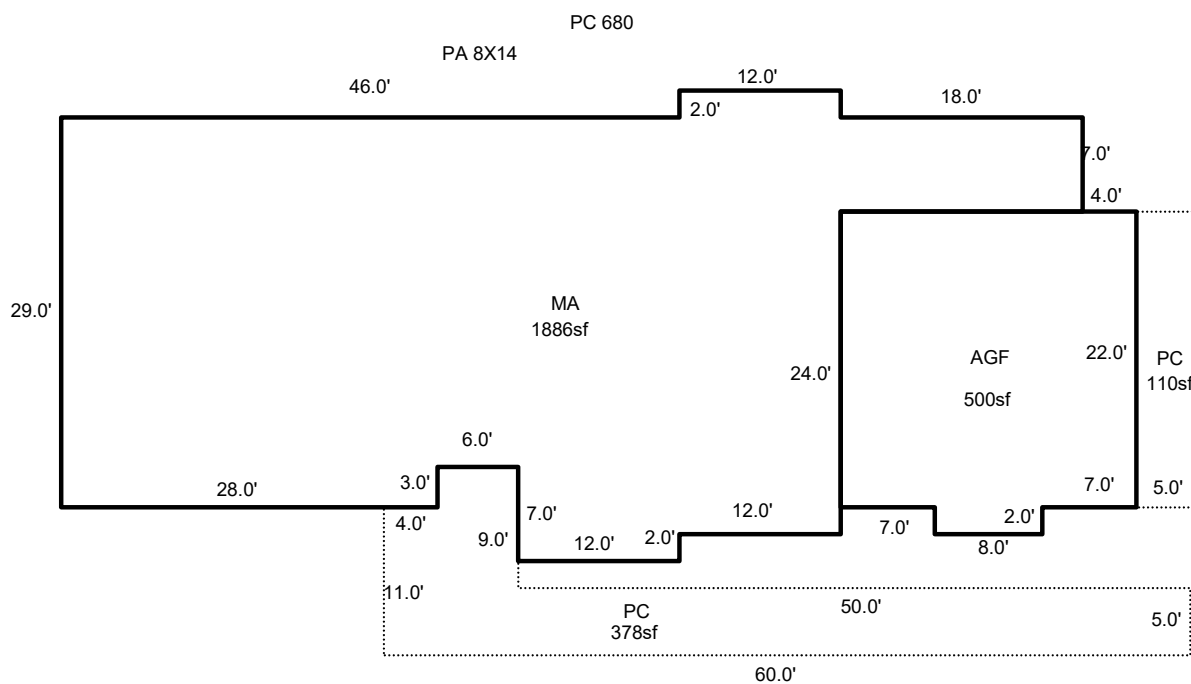
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562738 Parcel No.: 082W13D 01300
 Property Address: 5961 VILLAGE VIEW CT SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

562738
082W13D 01300
Scale=1:20
See Page 1 for All Bldgs



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1886.0	228.0	1886.0
CD	PC	1.0	378.0	148.0	
	PC	1.0	110.0	54.0	488.0
GAR	AGF	1.0	500.0	92.0	500.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPDATED BY CHRIS 10/22/19
 UPDATED BY CLOBERG 10/23/25

COMMENT TABLE 2

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

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,886