

Summary

Lead Appr: WW 11/24

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 563347

MTL: 082W13B001700

Date: 92675

Appr: Gene

Prop Class: 401

RMV Prop Class: 401

Situs: 5387 DUMORE DR SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 115351

Year: 2025

Last Date Appraised: 02/27/2012

Appraiser: CLINT LUKE

Retag: Y 0

Tag info:

Owner: NEKUDA, JANEE ELLEN & NEKUDA, RANDOLPH

Roll Type: R

1 cycle

Tag

Sales Verification

Other:

Inspection level: 1 2 3 1

LCB

TTO

INSP

AV: 316590

RMV Land: 300110

RMV Imp: 280540

RMV Total: 580650

MAV: 316590

MSAV: 0

SAV: 0

Comment:

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: 2.50 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class:

Value Source: Rural at MKT

Description:

RMV: 250110

Exception: Y N

Adjustment(s):

Fire Patrol:

Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 141 -

Year Blt: 1973

Eff Year Blt: 1973

Sq.Ft: 1536

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 237400

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                                   |                |
|------------------|-------|---------------|------------|------|---------------|--------|------------|---------------------------------------------|----------------|
| First Floor      | 4 -   | Finished      | 1536       | 3    | FB-1/<br>HB-1 | 1973   | 1973       | BTH - 1, KIT-, FB - 1, ROOF, HVAC, BATH - 1 | Exception: Y N |
| Garage Attached  | 4     | Unfinished    | 400        | 0    | 0             | 1973   | 1973       | ROOF                                        | Exception: Y N |
| Carport Attached | 3     | Unfinished    | 144        | 0    | 0             | 1980   | 1980       | ROOF                                        | Exception: Y N |

Accessories

| Description               | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity |                |
|---------------------------|-------|-----------|------------|-------|----------|----------------|
| YARD IMPROVEMENTS AVERAGE | 4     | 1         | 1973       | 24075 | 1        | Exception: Y N |

Bldg: 5

Code Area: 05558

Stat Class: 108

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

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 |  |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|--|
| No floor data available |       |               |            |      |       |        |            |           |  |

Accessories

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

Improvements - Accessory Buildings

Bldg: 2

Code Area: 05558

Stat Class: 351

Year Blt: 1985

Eff Year Blt: 1985

Sq.Ft: 800

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 32x25

RMV: 3580

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      | 800        | 0    | 0     | 1985   | 1985       |           | Exception: Y N |

Accessories

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

Bldg: 3

Code Area: 05558

Stat Class: 321

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 1000

% Complete: 100

Desc: Hay Cover (HC)

Dimensions: 25x40

RMV: 2420

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          |                 |                |
|-------------------------------------|------------------|---------------|-----------------|------|----------------|-------------------|--------------------|--------------------|-----------------|----------------|
| Hay Cover                           | 5                | Finished      | 1000            | 0    | 0              | 1990              | 1990               | 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: 354 |      | Year Blt: 1990 |                   | Eff Year Blt: 1990 | Sq.Ft: 792         | % Complete: 100 |                |
| Desc: Lean-to Light (LTL)           |                  |               |                 |      |                | Dimensions: 72x11 |                    |                    | RMV: 1030       |                |
| 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 Light Duty                  | 4                | Finished      | 792             | 0    | 0              | 1990              | 1990               | 60%<br>AVG         |                 | Exception: Y N |
| Accessories                         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Description                         |                  |               | Class           | Size | SqFt           | Eff Yr Blt        | RMV                | Quantity           |                 |                |
| No accessory data available         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Bldg: 6                             | Code Area: 05558 |               | Stat Class: 341 |      | Year Blt: 2001 |                   | Eff Year Blt: 2001 | Sq.Ft: 280         | % Complete: 100 |                |
| Desc: Multi Purpose Shed (MP)       |                  |               |                 |      |                | Dimensions: 20x14 |                    |                    | RMV: 6350       |                |
| 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      | 280             | 0    | 0              | 2001              | 2001               | 60%<br>FAIR<br>AVG |                 | Exception: Y N |
| Accessories                         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Description                         |                  |               | Class           | Size | SqFt           | Eff Yr Blt        | RMV                | Quantity           |                 |                |
| No accessory data available         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Bldg: 7                             | Code Area: 05558 |               | Stat Class: 351 |      | Year Blt: 2011 |                   | Eff Year Blt: 2011 | Sq.Ft: 1920        | % Complete: 100 |                |
| Desc: General Purpose Building (GB) |                  |               |                 |      |                | Dimensions: 48x40 |                    |                    | RMV: 29620      |                |
| 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      | 1920            | 0    | 0              | 2011              | 2011               | FAIR<br>AVG        |                 | Exception: Y N |
| Accessories                         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Description                         |                  |               | Class           | Size | SqFt           | Eff Yr Blt        | RMV                | Quantity           |                 |                |
| No accessory data available         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Bldg: 8                             | Code Area: 05558 |               | Stat Class: 354 |      | Year Blt: 1985 |                   | Eff Year Blt: 1985 | Sq.Ft: 160         | % Complete: 100 |                |
| Desc: <u>Lean-to Light (LTL)</u> MP |                  |               |                 |      |                | Dimensions: 10x20 |                    |                    | RMV: 140        |                |
| 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          |                 |                |
| <u>Lean-to Light Duty</u> MP        | 5<br>6           | Finished      | 160             | 0    | 0              | 1985              | 1985               | 70%<br>AVG         |                 | Exception: Y N |
| Accessories                         |                  |               |                 |      |                |                   |                    |                    |                 |                |
| Description                         |                  |               | Class           | Size | SqFt           | Eff Yr Blt        | RMV                | Quantity           |                 |                |
| No accessory data available         |                  |               |                 |      |                |                   |                    |                    |                 |                |

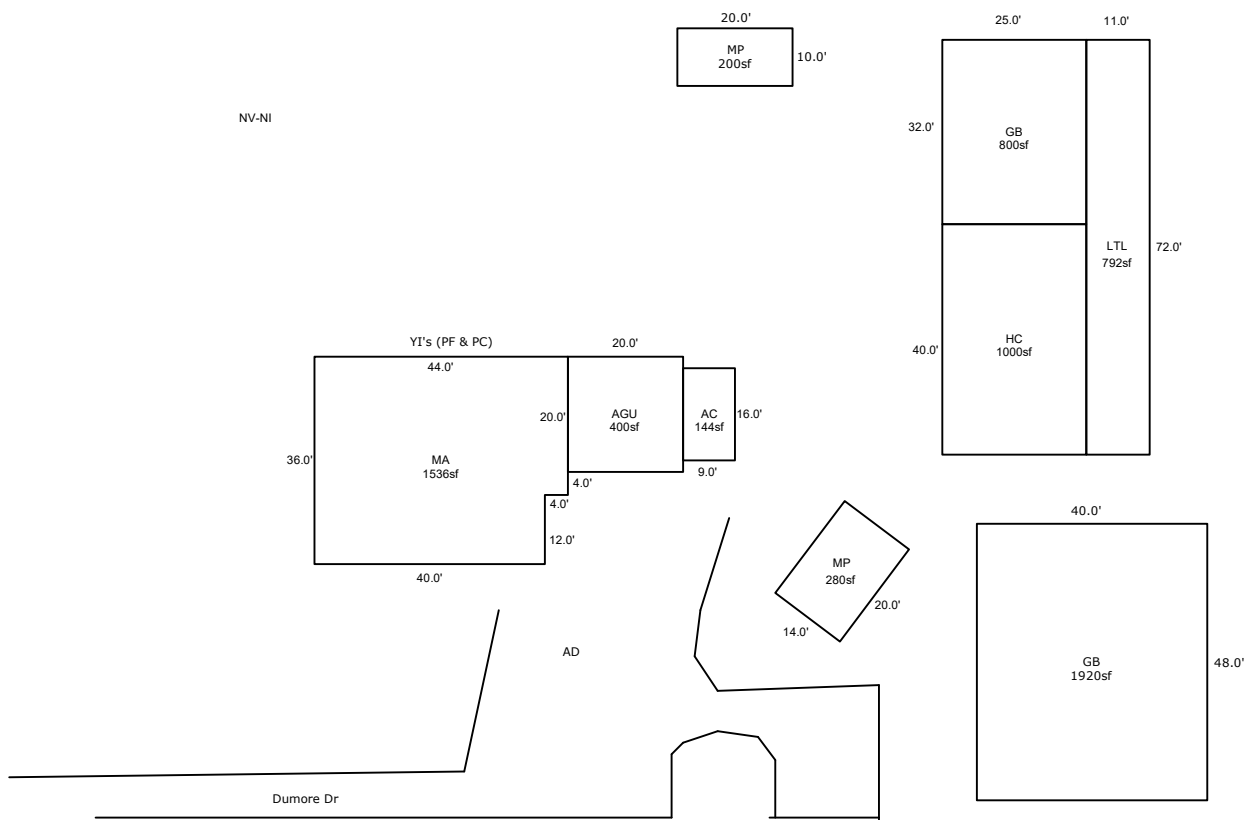
# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 563347 Parcel No.: 082W13B 01700  
 Property Address: 5387 DUMORE DR SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH

563347  
 082W13B 01700  
 SCALE=1:30



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size | Perimeter | Net Totals |
|------|--------------|--------|----------|-----------|------------|
| GBA1 | MP           | 1.0    | 280.0    | 68.0      |            |
|      | GB           | 1.0    | 800.0    | 114.0     |            |
|      | MP           | 1.0    | 200.0    | 60.0      |            |
|      | GB           | 1.0    | 1920.0   | 176.0     |            |
|      | LTL          | 1.0    | 792.0    | 166.0     |            |
|      | HC           | 1.0    | 1000.0   | 130.0     | 4992.0     |
| GLA1 | MA           | 1.0    | 1536.0   | 160.0     | 1536.0     |
| GAR  | AGU          | 1.0    | 400.0    | 80.0      |            |
|      | AC           | 1.0    | 144.0    | 50.0      | 544.0      |
|      | Net LIVABLE  | cnt    | 0        | (rounded) | 1,536      |
|      | Net BUILDING | cnt    | 6        | (rounded) | 4,992      |

### COMMENT TABLE 1

APEXED BY NRC 05/18/2009  
 Updated dimensions fo LTL & HC, added LTL and GB 4/2  
 UPDATED BY CLOBERG 10/27/25

### COMMENT TABLE 2

CLUKE 09/26/25

### COMMENT TABLE 3

CYCLE L4