

Summary

Lead Appr: ww 10/30 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563355 MTL: 082W13C001200 Date: 9-17-25 Appr: Elice Prop Class: 401 RMV Prop Class: 401

Situs: 5577 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115359 Year: 2025

Last Date Appraised: 08/23/2016 Appraiser: CLINT LUKE Retag: Y ☒ N ☐ Tag info:

Owner: GARY & REGINA WALLACE RLT Roll Type: R

☒ Cycle ☐ Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 ☒ LCB TTO INSP AV: 303520

RMV Land: 253160 RMV Imp: 256450 RMV Total: 509610 MAV: 303520 MSAV: 0 SAV: 0

Comment:

IMPVT 10-22-25 Elice

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

Class: Value Source: Rural at MKT Description: RMV: 203160 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 131 + Year Blt: 1973 Eff Year Blt: 1973 Sq.Ft: 1712 % Complete: 100

Desc: One Story Only Dimensions: RMV: 239100

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	3 +	Finished	1712	4	FB-2/ HB-1	1973	1973	KIT-, FP - 1, HALL, ROOF, BTH - 1, BATH - 2	Y N
Garage Attached	3	Low Cost	480	0	0	1973	1973	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	1	1973	32100	1

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 1296 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 36x26 RMV: 6150

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	1296	0	0	1985	1985	FABR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 2501 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 61x41 RMV: 10990

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	2501	0	0	1985	1985	FABR	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: 160 % Complete: 100

Desc: Lean-to Light (LTL) Dimensions: 20x8 RMV: 210

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	160	0	0	1990	1990	Exception: Y N

Accessories

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

LTE 12x30 60% Yo

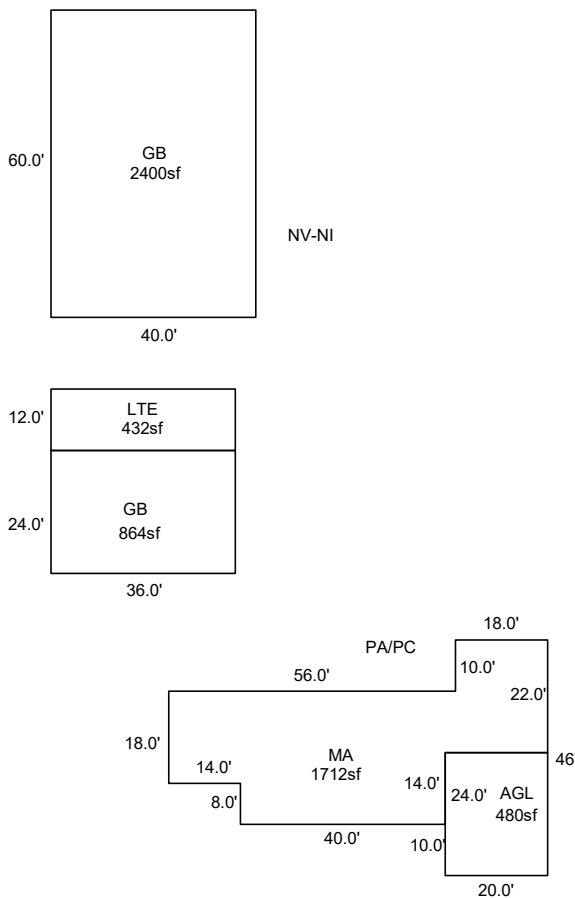
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563355 Parcel No.: 082W13C 01200
 Property Address: 5577 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

563355
 082W13C 01200
 SCALE=1:20



LTL
N/V

MP
N/V

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	
	GB	1.0	2400.0	200.0	
	LTE	1.0	432.0	96.0	3696.0
GLA1	MA	1.0	1712.0	220.0	1712.0
GAR	AGL	1.0	480.0	88.0	480.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPDATED BY JRONDEMA 8/26/16
 UPDATED BY CLOBERG 10/21/25

COMMENT TABLE 2

8/13/16 SR 94 S.V. N.V.
 CLUKE 09/17/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,712
 Net BUILDING cnt 3 (rounded) 3,696