

Summary

Lead Appr: ww 11/24 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563356 MTL: 082W13C001300 Date: 9-17-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401

Situs: 5557 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115360 Year: 2025

Last Date Appraised: 05/07/2019 Appraiser: CLINT LUKE Retag: Y ☒ Tag info:

Owner: MOELLER, JOHN D & MOELLER, MARCIA J Roll Type: R

☒ Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 ☒ LCB TTO INSP AV: 311460

RMV Land: 253160 RMV Imp: 346920 RMV Total: 600080 MAV: 311460 MSAV: 0 SAV: 0

Comment:

INPUT 11/19/25

Gene

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: 141 Year Blt: 1973 Eff Year Blt: 1995 Sq.Ft: 1707 % Complete: 100

Desc: One Story Only Dimensions: RMV: 294810

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	1707	3	FB-2	1973	1995	ROOF, FP - 1, HVAC, KITCH, BATH - 2	Exception: Y N
Garage Attached	4	Finished	525	0	0	1973	1973	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
YARD IMPROVEMENTS FAIR	4	0	1995	16564	1	Exception: Y N

Bldg: 2 Code Area: 05558 Stat Class: 138 Year Blt: 1982 Eff Year Blt: 1982 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 52110

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	
Garage Detached	2	Unfinished	864	0	0	1982	1982	ROOF	Exception: Y N

Accessories

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

Improvements - Accessory Buildings

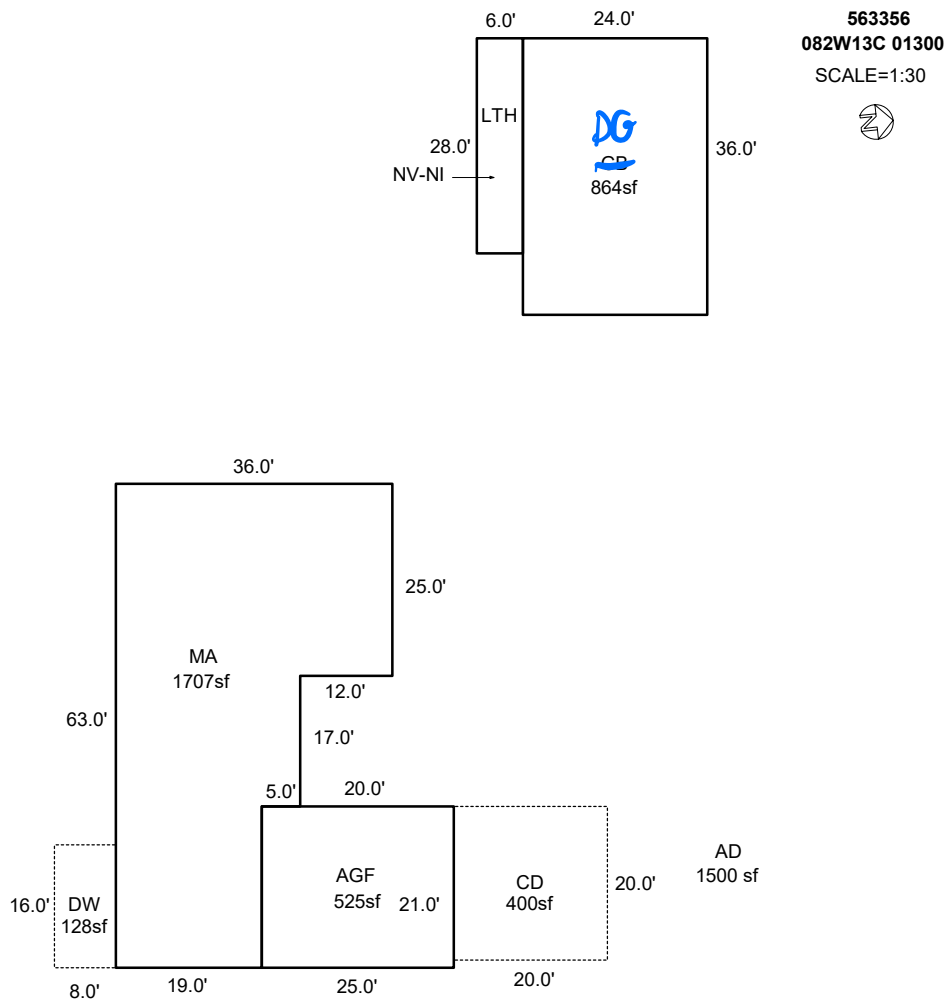
No improvement data available for all other stat class types.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563356 Parcel No.: 082W13C 01300
 Property Address: 5557 DUMORE DR 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	GB	1.0	864.0	120.0	
	LTH	1.0	168.0	68.0	1032.0
GLA1	MA	1.0	1707.0	198.0	1707.0
GAR	AGF	1.0	525.0	92.0	525.0
YI1	CD	1.0	400.0	80.0	
	DW	1.0	128.0	48.0	528.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPD BY PH 03.16.20
 UPDATED BY CLOBERG 10/27/25

COMMENT TABLE 2

05.07.19 JS #29
 CLUKE 09/17/25

COMMENT TABLE 3

CYCLE
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,707
 Net BUILDING cnt 2 (rounded) 1,032