

Summary

Lead Appr: WW 10/27

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 563357

MTL: 082W13C000800

Date: 9-17-25

Appr: CLINT

Prop Class: 409

RMV Prop Class: 409

Situs: 5598 DUMORE DR SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 115361

Year: 2025

Last Date Appraised: 06/23/2023

Appraiser: CLINT LUKE

Retag: Y

Tag info:

Owner: RODRIGUEZ, IVAN

Roll Type: R

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

AV: 159940

RMV Land: 220780

RMV Imp: 160200

RMV Total: 380980

MAV: 159940

MSAV: 0

SAV: 0

Comment: 23-24: L4 06.23.23 GRH

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: 0.51 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 2BDS

Value Source: Rural at MKT

Description: TWO BENCH DRY SOUTH SPECIAL

RMV: 170780

Exception: Y N

Adjustment(s): GSOIL

Fire Patrol:

Description:

Comments: 99-2000; NO VALUE CHANGE TO LAND, ADDED M/H PLANNING ON DEMOLISHING OLD RES, NOT BEING OCCUPIED, DELETE RES VALUE, LUMP SUM \$10,000 SALVAG VALUE, PULL FROM MAINT 2002-03 REAPPRAISAL. //05-06: PER KLEHTO, CARTOGRAPHY SECTION, CORRECTION OF ACREAGE FROM .49 TO .51

Improvements - Residence / Manufactured Structures

Bldg: 1

Code Area: 05558

Stat Class: 467 +

Year Blt: 1998

Eff Year Blt: 2002

Sq.Ft: 1248

% Complete: 100

Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE

Dimensions:

RMV: 100620

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	6 +	Finished	1248	3	FB-2	1998	2002	KIT, HVAC+, SKRT+, ROOF, BATH - 2	Y N

Accessories

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

Bldg: 4

Code Area: 05558

Stat Class: 107

Year Blt:

Eff Year Blt: 1998

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 21000

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
YARD IMPROVEMENTS GOOD	4	0	1998	21000	1
Exception: Y N					

Improvements - Accessory Buildings

Bldg: 2

Code Area: 05558

Stat Class: 351

Year Blt: 1996

Eff Year Blt: 1996

Sq.Ft: 2400

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 60x40

RMV: 24410

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	2400	0	0	1996	1996	AVG GOOD	Y N

Accessories

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

Bldg: 5

Code Area: 05558

Stat Class: 321

Year Blt: 2000

Eff Year Blt: 2000

Sq.Ft: 357

% Complete: 100

Desc: Hay Cover (HC)

Dimensions: 21x77

RMV: 1650

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust:

Adjust RMV: 0

Floors

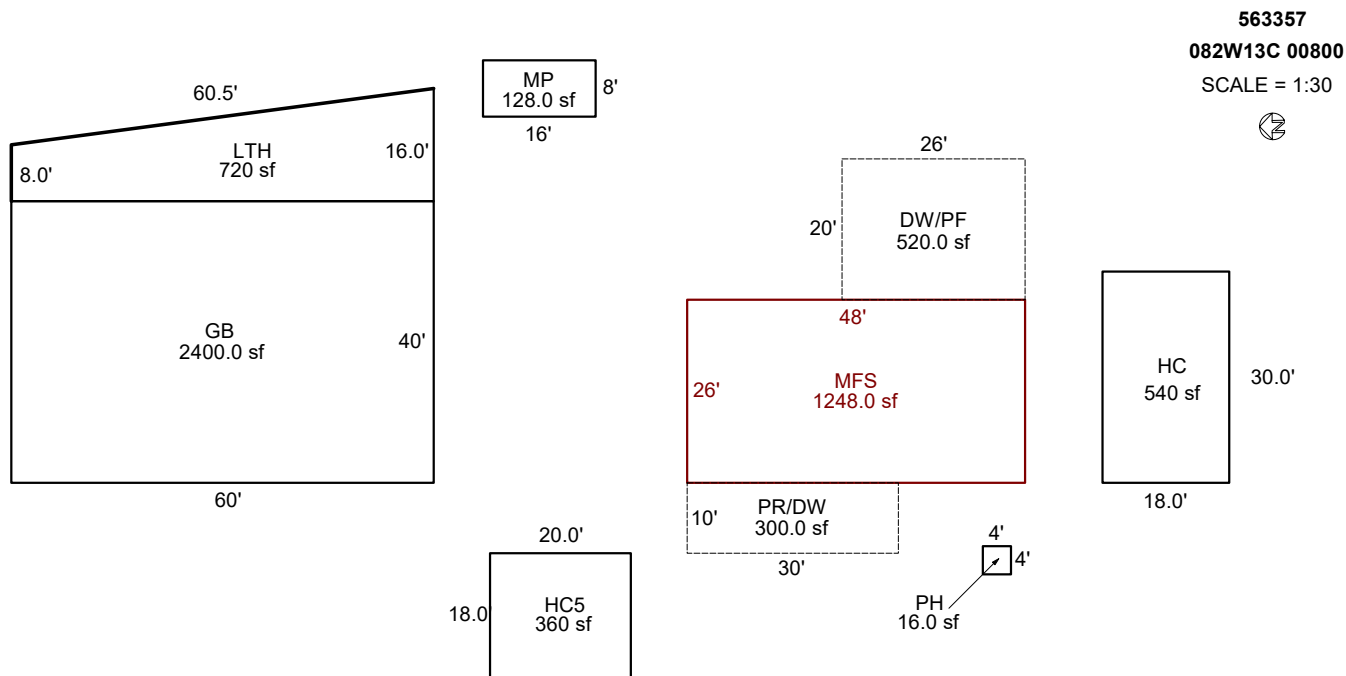
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory		
Hay Cover	5	Finished	357	0	0	2000	2000	FAIR	Exception: Y N	
Accessories										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										
Bldg: 6	Code Area: 05558	Stat Class: 341	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 128	% Complete: 100				
Desc: Multi Purpose Shed (MP)					Dimensions: 16x8		RMV: 1670			
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	128	0	0	2000	2000	FAIR	Exception: Y N	
Accessories										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										
Bldg: 7	Code Area: 05558	Stat Class: 355	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 1200	% Complete: 100				
Desc: Lean-to Heavy (LTH)					Dimensions: 20x60		RMV: 5830			
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	7	Finished	1200	0	0	2010	2010	FAIR	Exception: Y N	
Accessories										
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity					
No accessory data available										
Bldg: 8	Code Area: 05558	Stat Class: 321	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 600	% Complete: 100				
Desc: Hay Cover (HC)					Dimensions: 30x20		RMV: 5020			
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	600	0	0	2021	2021	FAIR	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.: 563357 Parcel No.: 082W13C 00800
 Property Address: 5598 DUMORE DR SE
 City: AUMSVILLE County: MARION 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	2400.0	200.0	
	PH	1.0	16.0	16.0	
	LTH	1.0	720.0	144.5	
	HC5	1.0	360.0	76.0	
	MP	1.0	128.0	48.0	
	HC	1.0	540.0	96.0	4164.0
GLA1	MFS	1.0	1248.0	148.0	1248.0
YI1	DW/PF	1.0	520.0	92.0	520.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPD BY PH 08.30.19
 UPDATED BY CJURAN 06/29/2023
 UPDATED BY CLOBERG 10/21/25

COMMENT TABLE 2

GRH 06/23/2023
 CLUKE 09/17/25

COMMENT TABLE 3

SV L4
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,248
 Net BUILDING cnt 6 (rounded) 4,164