

Summary

Lead Appr: WW 11/18 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563360 MTL: 082W13C000200 Date: 9-19-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401

Situs: 5558 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115364 INPUT 11-19-25 Year: 2025

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

Owner: PARKER, PETER B & PARKER, CONNIE J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP LUKE AV: 393630

RMV Land: 253160 RMV Imp: 445890 RMV Total: 699050 MAV: 393630 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: 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: 143 Year Blt: 1973 Eff Year Blt: 1990 Sq.Ft: 2600 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 413260

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	1688	3	FB-2	1973	1990	KITCH, HVAC, ROOF, FP - 1, BATH - 2	Exception: Y N
Basement	4	Finished	912	1	FB-1	1973	1990	HVAC, BATH - 1	Exception: Y N
Garage Attached	4	Finished	840	0	0	1973	1990	ROOF	Exception: Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: 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
No floor data available								

Accessories

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

Bldg: 5 Code Area: 05558 Stat Class: 108 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 2320

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	Exception: Y N
DECK	1	120	2000	2323	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 288 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 18x16 RMV: 3870

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 16x20 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	1990	1990	FAIR	Exception: Y N	

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 353	Year Blt: 2005	Eff Year Blt: 2005	Sq.Ft: 500	% Complete: 100
Desc: Machine Shed (MS)					Dimensions: 25x26	RMV: 5440
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		
Machine Shed	5	Finished	500	0	0	2005	2005		Exception: Y N	

Accessories

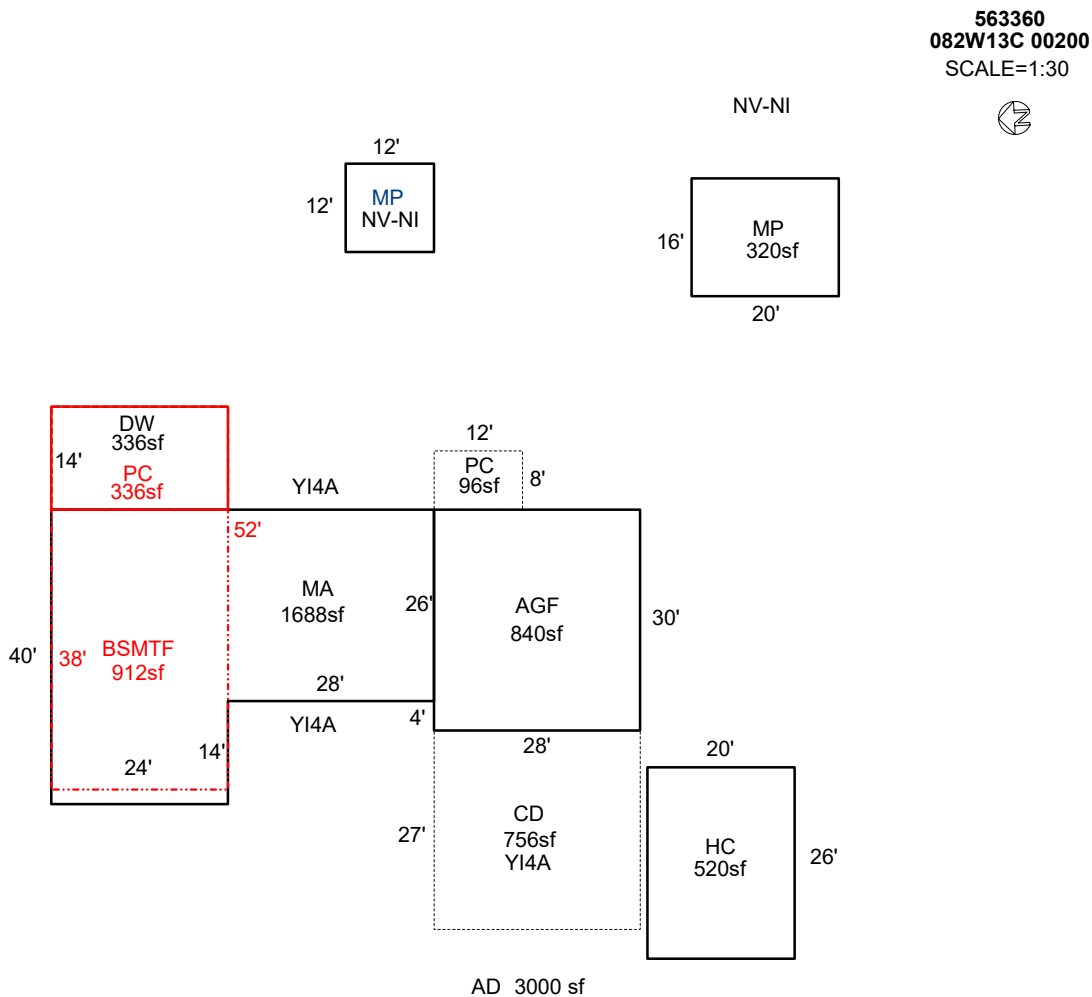
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563360 Parcel No.: 082W13C 00200
 Property Address: 5558 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	320.0	72.0	
	MP	1.0	144.0	48.0	
	HC	1.0	520.0	92.0	984.0
GLA0	BSMTF	1.0	912.0	124.0	912.0
GLA1	MA	1.0	1688.0	184.0	1688.0
GAR	AGF	1.0	840.0	116.0	840.0

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 UPD BY PH 03.16.20
 UPDATED BY CLOBERG 10/30/25

COMMENT TABLE 2

05.07.19 JS #29
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE
 CYCLE L4

Net LIVABLE	cnt	0	(rounded)	2,600
Net BUILDING	cnt	3	(rounded)	984