

Summary

Lead Appr: WW 10/22 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563361 MTL: 082W13C000300 Date: 9-14-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401

Situs: 5578 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115363 Year: 2025

Last Date Appraised: 01/02/2020 Appraiser: CLINT LUKE Retag: Y 6 Tag info: _____

Owner: STEFFEN, MICHAEL J & STEFFEN, MEGAN B Roll Type: R

9 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 320300

RMV Land: 239020 RMV Imp: 280350 RMV Total: 519370 MAV: 320300 MSAV: 0 SAV: 0

Comment: _____

INPUT 10-22-25 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: 189020 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 - PT WITH #600 (LONG PVT DRIVE)

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 1604 % Complete: 100

Desc: One Story Only Dimensions: RMV: 255030

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	4 -	Finished	1604	3	FB-2	1978	1978	BATH - 2, FP - 1, ROOM + HALL, KIT	Y N
Garage Attached	4	Finished	624	0	0	1979	1979	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	8440	1990	17513	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 108 Year Blt: 1978 Eff Year Blt: 1978 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 6590

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
CONCRETE DRIVEWAY	1	576	1978	1411	1	Y N
DECK	1	236	1978	4337	1	Y N
PATIO	1	192	1978	813	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1987 Eff Year Blt: 1987 Sq.Ft: 2304 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 56x32 RMV: 14710

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	1792	0	FB-1	1987	1987	FAIR, BATH - 1	Y N
Finished Office	5	Finished	512	0	0	1987	1987		Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 448 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 32x14 RMV: 1410

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
File No.: 563361		Parcel No.: 082W13C 00300			
Property Address: 5578 DUMORE DR SE					
City: AUMSVILLE		County:	State: OR	ZipCode: 97325	
Owner:					
Client:		Client Address:			
Appraiser Name:		Inspection Date:			
SKETCH					
563361 082W13C 00300 SCALE=1:30 NV-NI 14' LTE 448 sf 56' GB 1792 sf 32' 12' MP4 144 sf 12' YI4G AD 5440 sf 24' YI4G CD 576 sf 24' 26' AGF 624 sf 16' YI4G DW 256 sf 66' 24' MA 1660 sf 6' 2' 38' 6' PC 6'X32' 22' AD 3000 sf YI4G Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					COMMENT TABLE 1
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1792.0	176.0	APEXED BY NRC 07/16/2009 UPD BY PH 03.16.20 UPDATED BY CLOBERG 10/21/25
	LTE	1.0	448.0	92.0	
	MP4	1.0	144.0	48.0	
GLA1	MA	1.0	1660.0	192.0	
GAR	AGF	1.0	624.0	100.0	
YI1	DW	1.0	256.0	64.0	
Net LIVABLE					1,660
Net BUILDING					2,384
					COMMENT TABLE 2
					05.07.19 JS #29 CLUKE 09/19/25
					COMMENT TABLE 3
					CYCLE CYCLE L4