

Summary

Lead Appr: WW 11/24 Clerk: Lead Clerk: Appr:

Print Date: 6/25/2025

Acct ID: 563365 MTL: 082W13B001300 Date: 9-19-25 Appr: LUKE Prop Class: 401 RMV Prop Class: 401

Situs: 5468 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115369 Year: 2025

Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y N Tag info:

Owner: REISNER, DONALD R & REISNER, TERESA L Roll Type: R

Cycle Tag Sales Verification Other: Inspection level: 1 2 3 4 LCB TTO INSP AV: 339570

RMV Land: 273160 RMV Imp: 341140 RMV Total: 614300 MAV: 339570 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: 223160 Exception: Y N

Adjustment(s): VWAR 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: 1978 Eff Year Blt: 1978 Sq.Ft: 2704 % Complete: 100

Desc: One Story with basement Dimensions: RMV: 338680

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	1352	3	FB-2	1978	1978	BATH - 2, ROOF, FP, I, HVAC, KIT+	Exception: Y N
Basement	4 -	Low Cost	1352	0	FB-1	1978	1978	HVAC, BATH - 1	Exception: Y N
Garage Attached	4	Low Cost	400	0	0	1978	1978	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	400	1978	1001	1	Exception: Y N
DECK	4	180	1978	3049	1	Exception: Y N
DECK	4	572	1978	8809	1	Exception: Y N
PATIO	4	204	1978	864	1	Exception: Y N
PATIO	4	320	1978	1355	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	98	1978	2188	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	320	1978	7146	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 140 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 10x14 RMV: 2460

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	140	0	0	1993	1993		Exception: Y N

Accessories

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

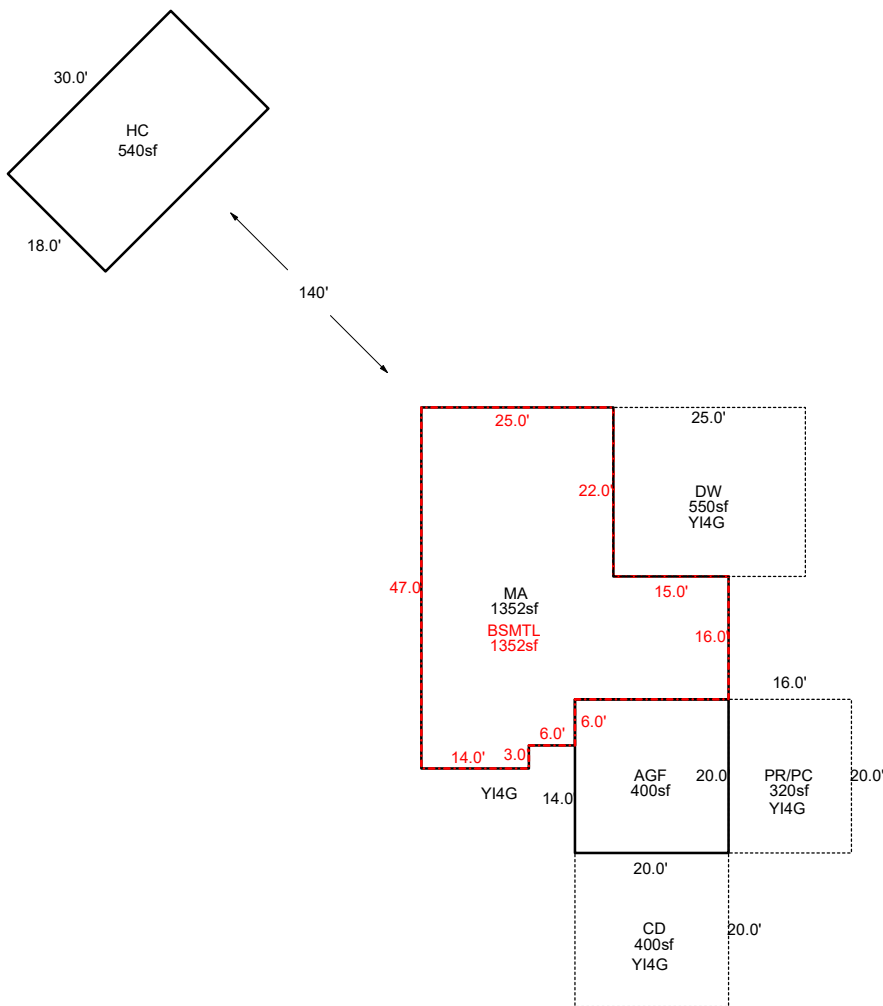
HC 5 18x30 FAIR 2022 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563365 Parcel No.: 082W13B 01300
 Property Address: 5468 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	HC	1.0	540.0	96.0	540.0
GLA0	BSMTL	1.0	1352.0	174.0	1352.0
GLA1	MA	1.0	1352.0	174.0	1352.0
GAR	AGF	1.0	400.0	80.0	400.0
P/P	PR/PC	1.0	320.0	72.0	
	CD	1.0	400.0	80.0	
	DW	1.0	550.0	94.0	1270.0
	Net LIVABLE	cnt	0	(rounded)	2,704
	Net BUILDING	cnt	1	(rounded)	540

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CLOBERG 10/21/25

COMMENT TABLE 2

CL 05/24/19
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE L2
 CYCLE L4