

Summary

Lead Appr: WW 11/24

Clerk:

Lead Clerk:

Appr:

Print Date: 6/25/2025

Acct ID: 563366

MTL: 082W13C000100

Date: 9-19-25

Appr: Luke

Prop Class: 401

RMV Prop Class: 401

Situs: 5538 DUMORE DR SE AUMSVILLE OR 97325

MaSaNh: 01 06 000

Unit: 115370

Year: 2025

Last Date Appraised: 05/07/2019

Appraiser: CLINT LUKE

Retag: Y

Tag info:

Owner: JEPSEN, DEBBIE & FOWLES, STEVEN C

Roll Type: R

Cycle: 1

Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 293480

RMV Land: 253160

RMV Imp: 351000

RMV Total: 604160

MAV: 293480

MSAV: 0

SAV: 0

Comment:

INPUT 11-19-25

LUKE

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: 1978

Eff Year Blt: 1978

Sq.Ft: 1864

% Complete: 100

Desc: One Story Only

Dimensions:

RMV: 275450

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	1864	3	FB-2	1978	1978	KIT, ROOF, HP - HVAC + BATH - 2	Y N
Garage Attached	4	Finished	618	0	0	1978	1978	ROOF	Y N

Accessories

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

Bldg: 2

Code Area: 05558

Stat Class: 108

Year Blt: 1990

Eff Year Blt: 1990

Sq.Ft: 0

% Complete: 100

Desc: Residential Other Improvements

Dimensions:

RMV: 7220

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	Exception
ASPHALT DRIVEWAY	1	2900	1990	7221	1	Y N

Bldg: 6

Code Area: 05558

Stat Class: 107

Year Blt:

Eff Year Blt:

Sq.Ft: 0

% Complete: 100

Desc: Yard Improvements

Dimensions:

RMV: 26250

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	Exception
YARD IMPROVEMENTS GOOD	5	0	0	26250	1	Y N

Improvements - Accessory Buildings

Bldg: 3

Code Area: 05558

Stat Class: 351

Year Blt: 1980

Eff Year Blt: 1991

Sq.Ft: 1200

% Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 40x30

RMV: 9460

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
General Purpose Bldg	5	Finished	1200	0	FB-1	1980	1991	FAIR, BATH - 1	Exception: Y N

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 301	Year Blt: 1991	Eff Year Blt: 1991	Sq.Ft: 600	% Complete: 100
Desc: Accessory Improvements & Misc.			Dimensions:			RMV: 7740
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
Finished Office	0	Finished	600	0	0	1991	1991		Exception: Y N

Accessories

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

Bldg: 5	Code Area: 05558	Stat Class: 351	Year Blt: 2007	Eff Year Blt: 2007	Sq.Ft: 1080	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions: 30x36			RMV: 15370
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
General Purpose Bldg	5	Finished	1080	0	0	2007	2007	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: 353	Year Blt: 2009	Eff Year Blt: 2009	Sq.Ft: 384	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 24x16			RMV: 4710
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
Machine Shed	5	Finished	384	0	0	2009	2009	AVG	Exception: Y N

Accessories

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

Bldg: 8	Code Area: 05558	Stat Class: 353	Year Blt: 2010	Eff Year Blt: 2010	Sq.Ft: 380	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 20x19			RMV: 4800
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
Machine Shed	5	Finished	380	0	0	2010	2010	AVG	Exception: Y N

Accessories

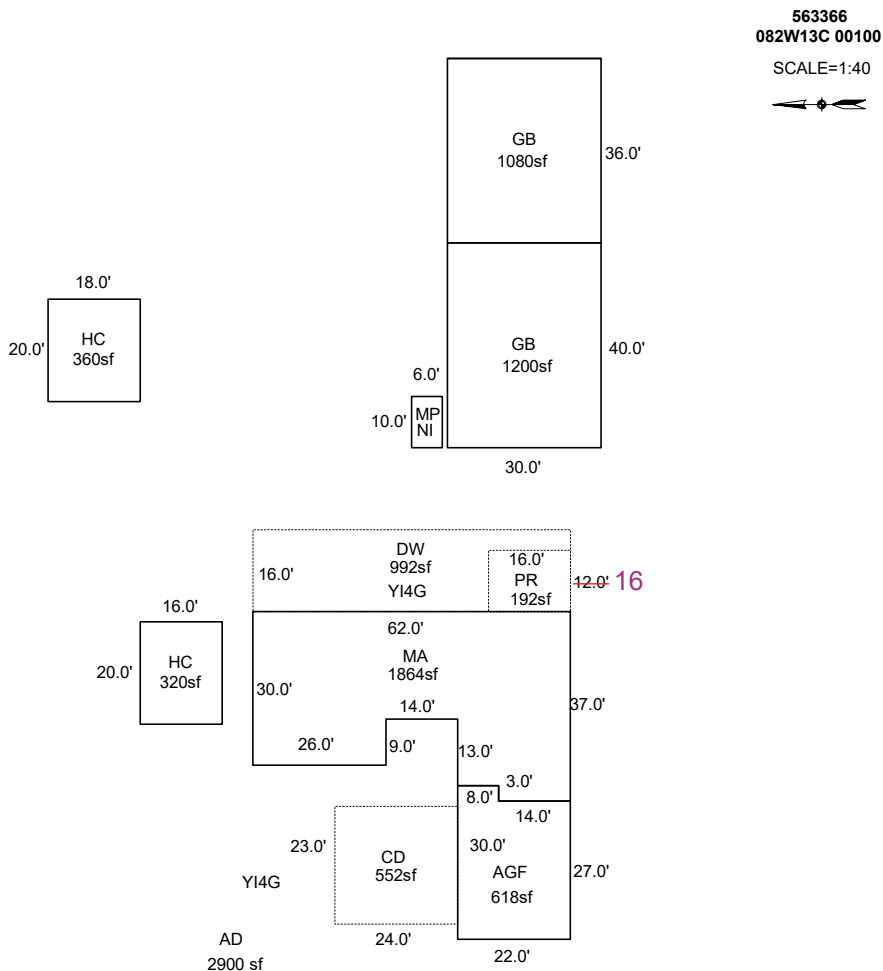
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563366 Parcel No.: 082W13C 00100
 Property Address: 5538 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	1200.0	140.0	
	GB	1.0	1080.0	132.0	
	MP	1.0	60.0	32.0	
	HC	1.0	360.0	76.0	
	HC	1.0	320.0	72.0	3020.0
GLA1	MA	1.0	1864.0	216.0	1864.0
GAR	AGF	1.0	618.0	104.0	618.0
YI1	DW	1.0	992.0	156.0	992.0

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 09/19/25

COMMENT TABLE 3

CYCLE
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,864
 Net BUILDING cnt 5 (rounded) 3,020