

Summary

Lead Appr: ww 10/23 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563367 MTL: 082W13B001200 Date: 9-19-25 Appr: CLINT Prop Class: 401 RMV Prop Class: 401

Situs: 5458 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115371 Year: 2025

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

Owner: RUDISHAUSER, RICK J Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 0 LCB TTO INSP AV: 414180

RMV Land: 310110 RMV Imp: 371380 RMV Total: 681490 MAV: 414180 MSAV: 0 SAV: 0

Comment: _____

Input 10-22-26

CLINT

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: 2.50 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description: 2bd	RMV: 260110	Exception: Y N		
Adjustment(s):	VWFR	Fire Patrol:	Description:			
Comments:	2002-03 REAPPRAISAL.					

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 141 -	Year Blt: 1974	Eff Year Blt: 1986	Sq.Ft: 2012	% Complete: 100
Desc: One Story Only				Dimensions:	RMV: 298570	
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	2012	4	FB-1/ HB-1	1974	1986	KIT, HVAC EP, ROOF FT, 1, BATH - 1	Y N
Garage Attached	4	Finished	576	0	0	1974	1986	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	4	420	1986	7484	1	Y N
PATIO	4	698	1986	3110	1	Y N
ROOF EXTENSION OR PATIO COVER	4	420	1986	9866	1	Y N

Bldg: 2	Code Area: 05558	Stat Class: 108	Year Blt: 1974	Eff Year Blt: 1974	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements				Dimensions:	RMV: 9390	
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	4172	1974	9387	1	Y N

Improvements - Accessory Buildings

Bldg: 3	Code Area: 05558	Stat Class: 352	Year Blt: 1995	Eff Year Blt: 2008	Sq.Ft: 2900	% Complete: 100
Desc: Utility Building (UB)				Dimensions: 40x60	RMV: 57910	
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
Finished Office	6	Finished	300	0	FB-1	1995	2008	BATH - 1	Y N
Uitlity Building	6	Finished	2400	0	0	1995	2008	AVC	Y N

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 355	Year Blt: 2008	Eff Year Blt: 2008	Sq.Ft: 1200	% Complete: 100
Desc: Lean-to Heavy (LTH)				Dimensions: 30x40	RMV: 5510	

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	0	Finished	1200	0	0	2008	2008	Exception: Y N

Accessories

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

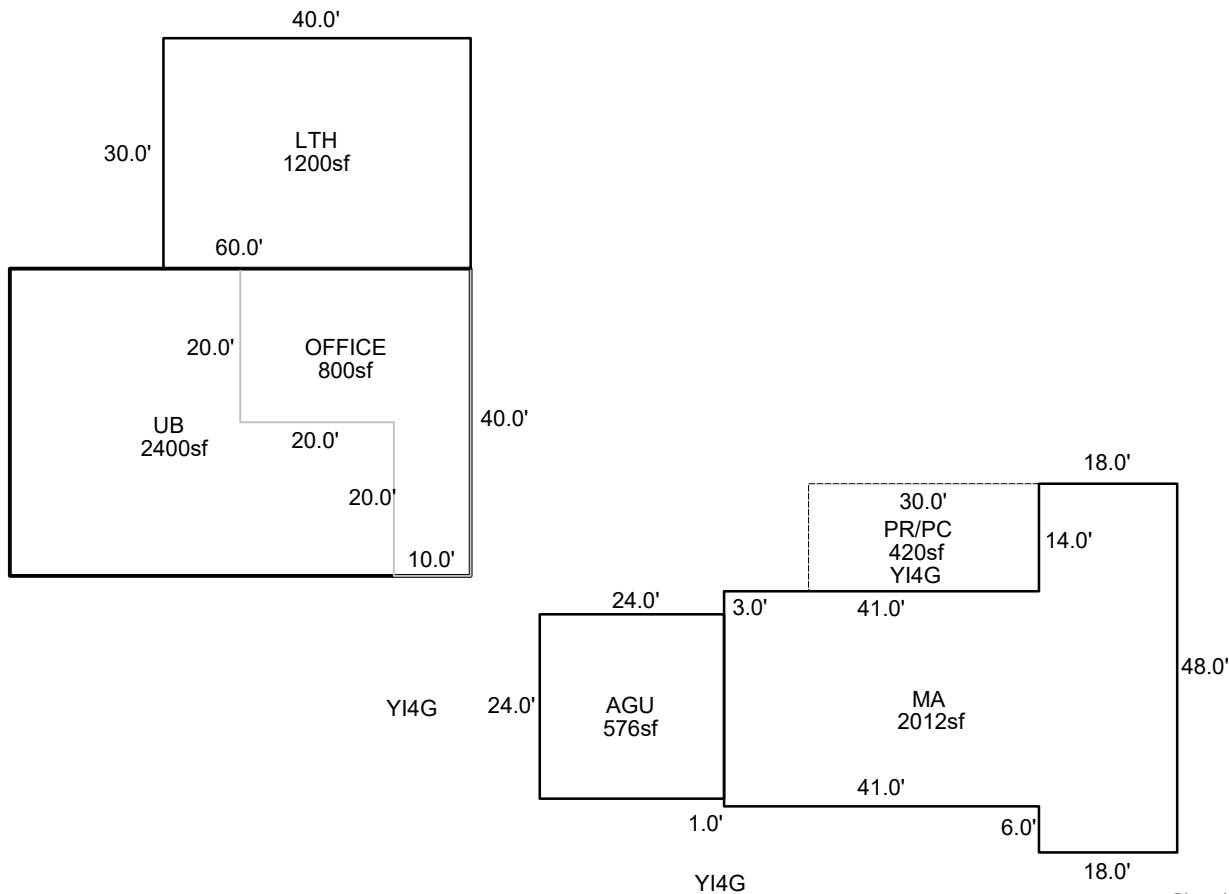
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563367 Parcel No.: 082W13B 01200
 Property Address: 5458 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

563367
082W13B 01200
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	UB	1.0	2400.0	200.0	
	LTH	1.0	1200.0	140.0	3600.0
GLA1	MA	1.0	2012.0	214.0	2012.0
GAR	AGU	1.0	576.0	96.0	576.0
OTH	OFFICE	1.0	800.0	140.0	800.0
P/P	PR/PC	1.0	420.0	88.0	420.0

COMMENT TABLE 1

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

COMMENT TABLE 2

CL10 05/24/19
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,012
 Net BUILDING cnt 2 (rounded) 3,600