

Summary

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

Print Date: 6/25/2025

Acct ID: 563372 MTL: 082W13B000900 Date: 9-19-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401

Situs: 5278 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115376 Year: 2025

Last Date Appraised: 01/07/2022 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: DIEHL, DOROTHY M & DIEHL, ZACHARY A Roll Type: R

cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 266430

RMV Land: 253160 RMV Imp: 274590 RMV Total: 527750 MAV: 266430 MSAV: 0 SAV: 0

Comment: 22-23: L2 01.07.22 CL

INPUT 11-18-25

Gene

Notations

RP/MS	Code	Description
RP	411	SEE ACCOUNT NOTES - 411

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: 4BDS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 203160 Exception: Y N

S

Adjustment(s): Fire Patrol: Description:

Comments: 19-20: UPDATED PART TOTALS// 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02 //07-08: PER 349 - PT OF R63371 WITH R63372, TOO SMALL TO BE BUILDABLE SEPARATELY

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 1420 % Complete: 100

Desc: One Story Only Dimensions: RMV: 226390

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	1420	3	FB-2	1975	1975	BATH - 2, ROOF FR - 1, HVAC KIT+	Y N
Garage Attached	4	Finished	572	0	0	1975	1975	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	400	1975	988	1	Y N
PATIO	4	175	1975	731	1	Y N
PATIO	4	264	1975	1104	1	Y N
ROOF EXTENSION OR PATIO COVER	4	105	1975	2314	1	Y N
ROOF EXTENSION OR PATIO COVER	4	264	1975	5819	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 2160 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 36x60 RMV: 21160

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	2160	0	0	1998	1998	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 355 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 240 % Complete: 100

Desc: Lean-to Heavy (LTH) Dimensions: RMV: 780

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
Lean-to Heavy Duty	5	Finished	240	0	0	1998	1998		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					
Bldg: 4	Code Area: 05558	Stat Class: 351	Year Blt: 2021	Eff Year Blt: 2021	Sq.Ft: 1296
Desc: General Purpose Building (GB)			Dimensions: 36x36		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust	Adjust RMV: 0
Floors					
Type	Class	Display Group	Floor Size	Beds	Baths
General Purpose Bldg	5	Finished	1296	0	0
Accessories					
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

Account MAV is moving from: 563372

Account MAV is moving to: 563371

RMV Value Move Worksheet: Use this area to determine the Real Market Value of improvements and OSD's moving accounts.

To calculate values, enter the total certified value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from certified Improvement Detail Report. Enter Trend into Trend field.

	Description	RMV
Improvements	OSD	
	BLDG 4 GB	26,260
Trend (1=100%):	1	
Total Improvement RMV:		26,260

Totals	
Description	RMV
First Floor	\$160,256
Garage	\$23,739
Inventory	\$0
Accessories	\$12,077
Trend	100.00 %
Total RMV	\$196,070

Sample Improvement Detail, Improvement RMV Values

Current MAV* of account 563372 : 274,420

Current MAV* of account 563371 : 40,270

Certified RMV* total of account 563372 : 555,560

Ratio of RMV to MAV of account 563372 : 0.493952048

MAV to move: 12,970

Updated MAV of account 563372 : 261,450

Updated MAV of account 563371 : 53,240

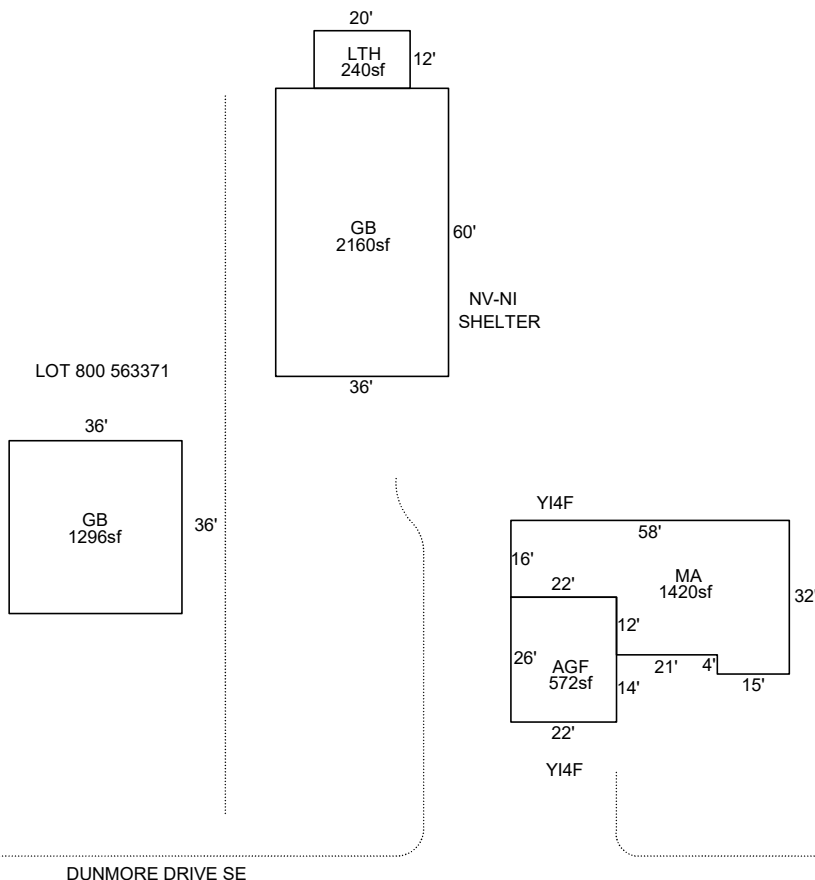
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563372 Parcel No.: 082W13B 00900
 Property Address: 5278 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

563372
 082W13B 00900
 SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2160.0	192.0	
	LTH	1.0	240.0	64.0	
	GB	1.0	1296.0	144.0	3696.0
GLA1	MA	1.0	1420.0	180.0	1420.0
GAR	AGF	1.0	572.0	96.0	572.0

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CJURAN 07/21/2021 555-21-004976
 UPDATED BY WWILLIAMS 10/28/25
 UPDATED BY CLOBERG 10/30/25

COMMENT TABLE 2

CL10 05/24/19
 CL10 01/07/22
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE L2
 TAGS L3
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 1,420
 Net BUILDING cnt 3 (rounded) 3,696