

Acct ID: 544394 MTL: 082W12C000200 Date: 9-23-25 Appr: Leue Prop Class: 401 RMV Prop Class: 401
 Situs: 4557 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116706 Year: 2025
 Last Date Appraised: 05/08/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: LUDWIKOSKI, EDWARD P Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 317450
 RMV Land: 313380 RMV Imp: 327130 RMV Total: 640510 MAV: 317450 MSAV: 0 SAV: 0
 Comment: _____

Handwritten note:
 IMPUT
 11-19-25
 Leue

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: 2.97 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: Value Source: Rural at MKT Description: _____ RMV: 263380 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1978 Eff Year Blt: 1990 Sq.Ft: 2698 % Complete: 100
 Desc: One Story Only Dimensions: _____ RMV: 317580
 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	2698	5	FB-2/ HB-1	1978	1990	FP - 1, ROOF, INT-1, BTH - 1, BATH - 2, HVAC	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	4874	1998	12721	1	Y N
DECK	4	510	1897	4080	1	Y N
PATIO	4	140	1990	639	1	Y N
ROOF EXTENSION OR PATIO COVER	4	140	1990	3370	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 9550
 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	864	0	0	1998	1998	FMR	Y N

Accessories

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

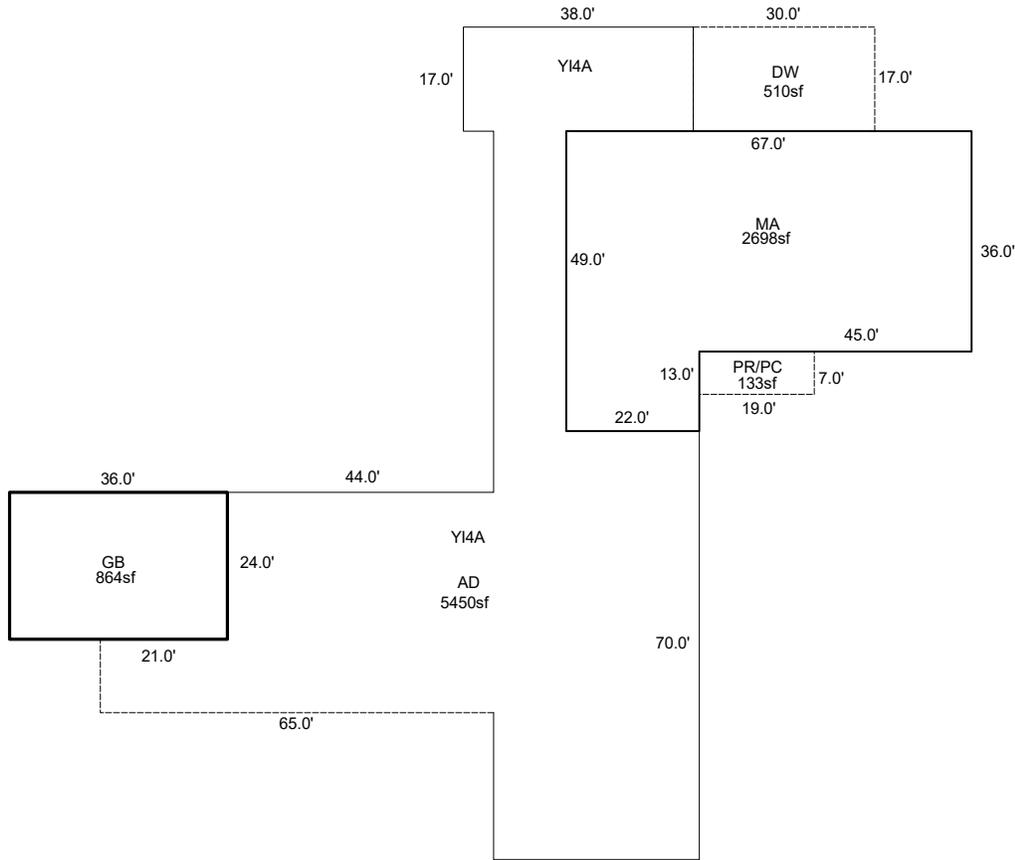
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544394 Parcel No.: 082W12C 00200
 Property Address: 4557 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544394
082W12C 00200
 SCALE=1:32



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	864.0	120.0	864.0
GLA1	MA	1.0	2698.0	232.0	2698.0
P/P	PR/PC	1.0	133.0	52.0	
	DW	1.0	510.0	94.0	
	AD	1.0	5450.0	522.0	6093.0

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 UPDATED BY CLOBERG 10/28/25

COMMENT TABLE 2

CL10 05/08/19
 CLUKE 09/23/25

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

Net LIVABLE	cnt	0	(rounded)		2,698
Net BUILDING	cnt	1	(rounded)		864