

Acct ID: 544395 MTL: 082W12C000300 Date: 9-23-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401  
 Situs: 4637 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116707 Year: 2025  
 Last Date Appraised: 10/17/2019 Appraiser: CLINT LUKE Retag: Y 0 Tag info: \_\_\_\_\_  
 Owner: PATZER FAM JRLT & PATZER, JOHN TRE & Roll Type: R  
0 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 0 LCB TTO INSP AV: 344740  
 RMV Land: 328630 RMV Imp: 422770 RMV Total: 751400 MAV: 344740 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

*MPR 11-19-25 Gene*

**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: 1.00 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description: <b>2bdss</b>			RMV: 90170	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments: 20-21: DISQ FARM USE// 2002-03 REAPPRAISAL. 07-08: APPROVED FOR FARM DEFERRAL						
Site: 3	Code Area: 05558	Size: 1.90 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description: <b>2bdss</b>			RMV: 188460	Exception: Y N
Adjustment(s):	GSOIL		Fire Patrol:	Description:		
Comments: 2002-03 REAPPRAISAL.						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05558	Stat Class: 142 -	Year Blt: 1976	Eff Year Blt: 1997	Sq.Ft: 3004	% Complete: 100
Desc: Multi Story above grade			Dimensions:		RMV: 405100	
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	2320	4	FB-3	1976	1997	FP - 1, HVAC+, KIT, BATH - 3, ROOF	Exception: Y N
Attic <i>MA 2</i>	4 -	Finished	684	0	0	2019	1997	HVA	Exception: Y N <u>0</u>
Garage Attached	4	Finished	484	0	0	1976	1976	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	340	1997	961	1	Exception: Y N
PATIO	4	105	2019	565	1	Exception: Y N
PATIO	4	180	1997	851	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	105	2019	2984	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	180	1997	4541	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	250	2000	6380	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 05558	Stat Class: 312	Year Blt: 1990	Eff Year Blt: 1990	Sq.Ft: 576	% Complete: 100
Desc: Loft Barn (LB)			Dimensions: 24x24		RMV: 6740	
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
Loft Barn	5	Finished	576	0	0	1990	1990	FAIR <i>Solo</i>	Exception: Y N <i>AVG</i>

**Accessories**

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

Bldg: 3	Code Area: 05558	Stat Class: 353	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 1344	% Complete: 100
Desc: Machine Shed (MS)			Dimensions: 48x28		RMV: 4130	
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	1344	0	0	1970	1970	FAIR	Exception: Y / N

**Accessories**

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

Bldg: 4 Code Area: 05558 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 64 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 8x8 RMV: 0  
 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
Multi-Purpose Bldg	4	Finished	64	0	0	0	0	Remove	Exception: Y / N

**Accessories**

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

Bldg: 5 Code Area: 05558 Stat Class: 354 Year Blt: Eff Year Blt: Sq.Ft: 332 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1350  
 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
Lean-to Light Duty	4	Finished	332	0	0	0	0	50%	Exception: Y / N

**Accessories**

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

Bldg: 6 Code Area: 05558 Stat Class: 341 Year Blt: 2001 Eff Year Blt: 2001 Sq.Ft: 144 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 18x6 RMV: 2250  
 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
Multi-Purpose Bldg	5	Finished	144	0	0	2001	2001	60% 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: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 192 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 3200  
 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
Multi-Purpose Bldg	5	Finished	192	0	0	2010	2010	60% FAIR	Exception: Y / N

**Accessories**

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

HC 5 20x36 60% Yo ✓  
 Ave

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544395 Parcel No.: 082W12C 00300  
 Property Address: 4637 DUMORE DR SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

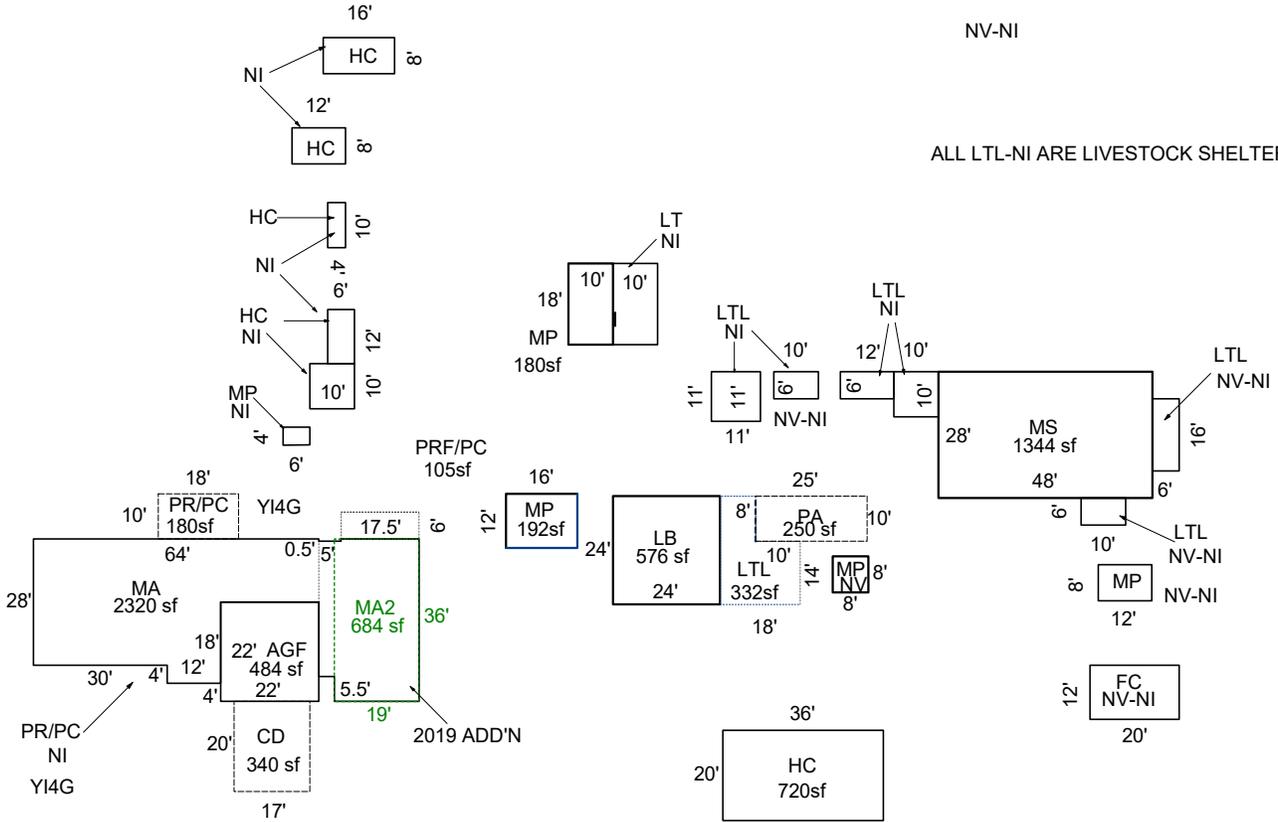
## SKETCH

**544395**  
**082W12C 00300**  
 SCALE=1:40



NV-NI

ALL LTL-NI ARE LIVESTOCK SHELTERS



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals	
GBA1	LB	1.0	576.0	96.0		
	LTL	1.0	332.0	84.0		
	MS	1.0	1344.0	152.0		
	MP	1.0	64.0	32.0		
	MP	1.0	180.0	56.0		
	MP	1.0	192.0	56.0		
	HC	1.0	720.0	112.0	3408.0	
	GLA1	MA	1.0	2320.3	282.0	2320.3
	GLA2	MA2	1.0	684.0	110.0	684.0
	GAR	AGF	1.0	484.0	88.0	484.0
P/P	CD	1.0	340.0	74.0		
	PR/PC	1.0	180.0	56.0		
	PA	1.0	250.0	70.0		
	PRF/PC	1.0	105.0	47.0	875.0	
		Net LIVABLE	cnt	0 (rounded)		3,004
	Net BUILDING	cnt	7 (rounded)		3,408	

### COMMENT TABLE 1

APEXED BY NRC 05/13/2009  
 UPDATED BY JRONDEMA 2/13/19  
 UPD BY PH 05.19.20  
 UPDATED BY CLOBERG 10/29/25

### COMMENT TABLE 2

10.17.19 SR #94  
 CLUKE 09/23/25

### COMMENT TABLE 3

TAGS  
 CYCLE L4