

Acct ID: 544396 MTL: 082W12C000400 Date: 9-23-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401  
 Situs: 4677 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116708 Year: 2025  
 Last Date Appraised: 05/08/2019 Appraiser: CLINT LUKE Retag: Y  Tag info: \_\_\_\_\_  
 Owner: MORAGNE, KIMBERLY KEHAULANI Roll Type: R  
 Cycle:  Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 376200  
 RMV Land: 314960 RMV Imp: 303870 RMV Total: 618830 MAV: 376200 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

*Handwritten notes:*  
 11-24-25  
 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: 3.03 Acres Use Code: 004 Zone: NREST SAV Use: \_\_\_\_\_ Exception: 0  
 Class: \_\_\_\_\_ Value Source: Rural at MKT Description: \_\_\_\_\_ RMV: 264960 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: 1977 Eff Year Blt: 1977 Sq.Ft: 1791 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 279170  
 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	1791	3	FB-2/ HB-1	1977	1977	FP - 1, HVAC+ ROOF KIT, B/H - 1, BATH - 2	Exception: Y N
Garage Attached	4	Finished	553	0	0	1977	1977	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
<del>GARDEN GREENHOUSE</del>	<del>4</del>	<del>111</del>	<del>1977</del>	<del>4746</del>	<del>1</del>	<del>Exception: Y N</del>
<del>PATIO</del>	<del>4</del>	<del>400</del>	<del>1977</del>	<del>1694</del>	<del>1</del>	<del>Exception: Y N</del>
<del>PATIO</del>	<del>4</del>	<del>414</del>	<del>1977</del>	<del>1753</del>	<del>1</del>	<del>Exception: Y N</del>
<del>ROOF EXTENSION OR PATIO COVER</del>	<del>4</del>	<del>192</del>	<del>1977</del>	<del>4287</del>	<del>1</del>	<del>Exception: Y N</del>

**Improvements - Accessory Buildings**  
 Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: \_\_\_\_\_ Eff Year Blt: \_\_\_\_\_ Sq.Ft: 96 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 12x8 RMV: 3500  
 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
Multi-Purpose Bldg	5	Finished	96	0	0	0	0	FAIR	Exception: Y N

**Accessories**

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1300 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x26 RMV: 13450  
 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	1300	0	0	1998	1998	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: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 1200 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x20 RMV: 10860

*Handwritten notes and markings:*  
 NV-MI (circled)  
 14 (circled)  
 NV-MI (circled)  
 60% (circled)  
 AVB (circled)  
 Checkmarks and various scribbles throughout the document.

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	0	1998	1998	AVB	

**Accessories**

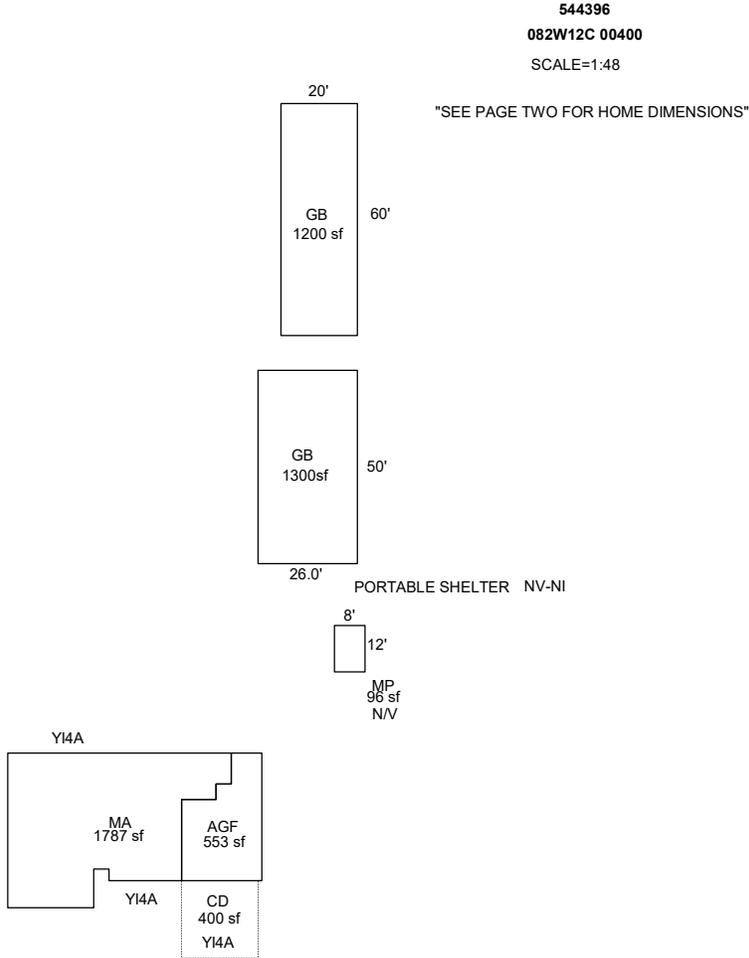
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544396 Parcel No.: 082W12C 00400  
 Property Address: 4677 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	MP	1.0	96.0	40.0	
	GB	1.0	1300.0	152.0	
	GB	1.0	1200.0	160.0	2596.0
GLA1	MA	1.0	1787.0	203.0	1787.0
GAR	AGF	1.0	553.0	108.0	553.0
P/P	CD	1.0	400.0	80.0	400.0

### COMMENT TABLE 1

APEXED BY NRC 05/13/2009  
 UPDATED BY CLOBERG 10/27/25

### COMMENT TABLE 2

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

### COMMENT TABLE 3

CYCLE L2  
 CYCLE L4

Net LIVABLE	cnt	0	(rounded)		1,787
Net BUILDING	cnt	3	(rounded)		2,596

# SKETCH/AREA TABLE ADDENDUM

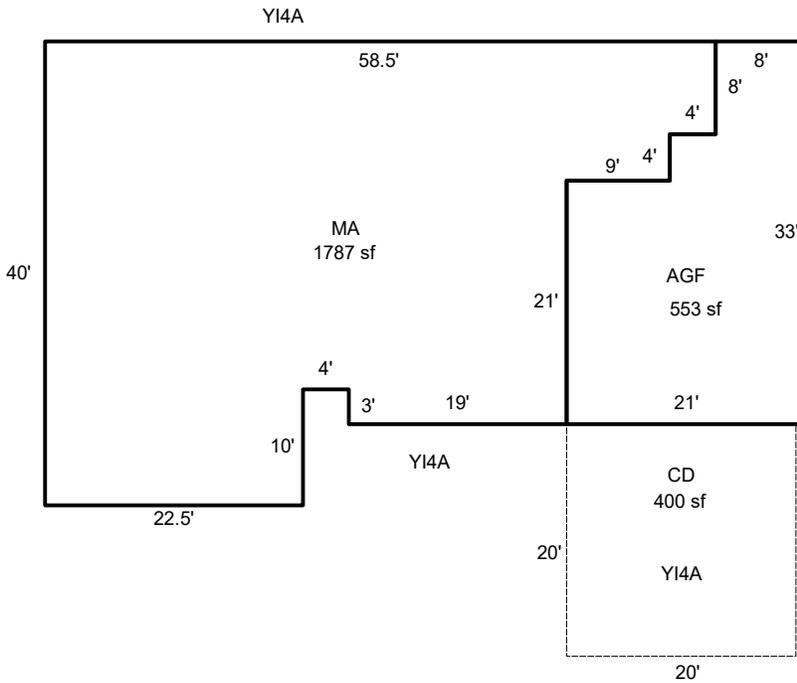
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## SKETCH

544396  
082W12C 00400

"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1787.0	203.0	1787.0
GAR	AGF	1.0	553.0	108.0	553.0
P/P	CD	1.0	400.0	80.0	400.0

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APEXED BY NRC 05/13/2009  
 UPDATED BY CLOBERG 10/27/25

### COMMENT TABLE 2

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

### COMMENT TABLE 3

CYCLE L2  
 CYCLE L4

Net LIVABLE                      cnt                      0      (rounded)                      1,787