

Acct ID: 544398 MTL: 082W12C000600 Date: 9-24-25 Appr: CLM Prop Class: 401 RMV Prop Class: 401
 Situs: 4847 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116710 Year: 2025
 Last Date Appraised: 05/08/2019 Appraiser: CLINT LUKE Retag: Y 0 Tag info: _____
 Owner: LUTHER FAM TR & LUTHER, THOMAS L TRE & Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 0 LCB TTO INSP AV: 349270
 RMV Land: 319320 RMV Imp: 305370 RMV Total: 624690 MAV: 349270 MSAV: 0 SAV: 0
 Comment: _____

input 11-19-25 CLM

Notations

No notation data available.

OSDs

| Count | Code | Description | RMV | Code Area | Exception |
|-------|------|-------------|-------|-----------|-----------|
| 1 | MKTG | OSD - GOOD | 60000 | 05558 | 0 |

Land

Site: 1 Code Area: 05558 Size: 2.82 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 259320 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 19-20: CYCLE WORK #10 CHG OSD// 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1975 Eff Year Blt: 1998 Sq.Ft: 1596 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 284810
 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 | 1596 | 3 | FB-2 | 1975 | 1998 | FP - 1, HVAE, AOCF, KIT+, BAT+, 2 | Exception: Y N |
| Garage Attached | 4 | Finished | 484 | 0 | 0 | 1975 | 1998 | ROOF | Exception: Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|-------------------------------|-------|-----------|------------|------|----------|----------------|
| CONCRETE DRIVEWAY | 4 | 360 | 1998 | 1018 | 1 | Exception: Y N |
| PATIO | 4 | 68 | 1998 | 325 | 1 | Exception: Y N |
| PATIO | 4 | 72 | 1998 | 345 | 1 | Exception: Y N |
| PATIO | 4 | 160 | 1998 | 766 | 1 | Exception: Y N |
| PATIO | 4 | 240 | 1998 | 1148 | 1 | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4 | 240 | 1998 | 6055 | 1 | Exception: Y N |

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 900 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x30 RMV: 14090
 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 | 900 | 0 | 0 | 2008 | 2008 | 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: 341 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 210 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 21x10 RMV: 4490
 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 | 6 | Finished | 210 | 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: 354 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 360 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 12x30 RMV: 990
 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 Light Duty | X | Finished | 360 | 0 | 0 | 2008 | 2008 | 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: 2008 Eff Year Blt: 2008 Sq.Ft: 360 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: 12x30 RMV: 990
 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 Light Duty | X | Finished | 360 | 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

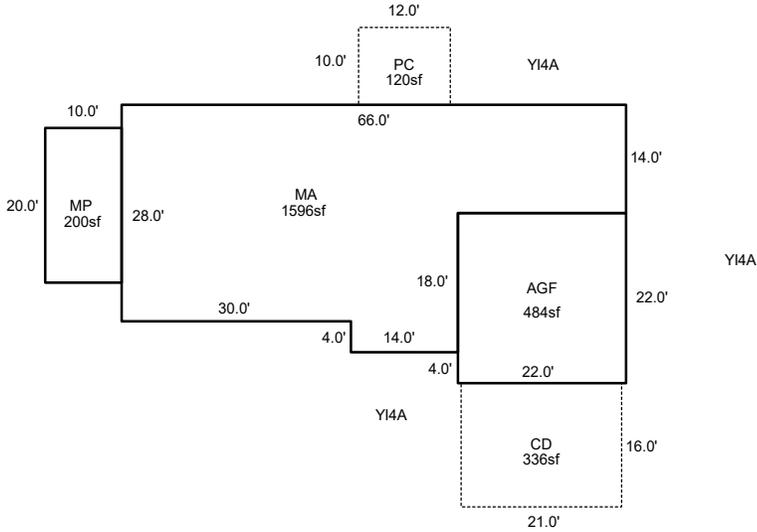
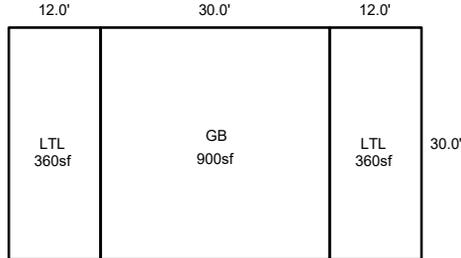
SUBJECT INFO

File No.: 544398 Parcel No.: 082W12C 00600
 Property Address: 4847 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544398
082W12C 00600

SCALE=1:25



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|------|-------------|--------|----------|-----------|------------|
| GBA1 | GB | 1.0 | 900.0 | 120.0 | |
| | LTL | 1.0 | 360.0 | 84.0 | |
| | LTL | 1.0 | 360.0 | 84.0 | 1620.0 |
| GLA1 | MA | 1.0 | 1596.0 | 196.0 | 1596.0 |
| GAR | AGF | 1.0 | 484.0 | 88.0 | 484.0 |
| OTH | MP | 1.0 | 200.0 | 60.0 | 200.0 |
| P/P | PC | 1.0 | 120.0 | 44.0 | |
| | CD | 1.0 | 336.0 | 74.0 | 456.0 |

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 UPDATED BY CLOBERG 10/29/25

COMMENT TABLE 2

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

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

| | | | | | |
|--------------|-----|---|-----------|--|-------|
| Net LIVABLE | cnt | 0 | (rounded) | | 1,596 |
| Net BUILDING | cnt | 3 | (rounded) | | 1,620 |