

Acct ID: 544399 MTL: 082W12C000700 Date: 9.24.25 Appr: EW Prop Class: 401 RMV Prop Class: 401
 Situs: 4937 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116711 input 11-19-25 EW Year: 2025
 Last Date Appraised: 01/24/2018 Appraiser: CLINT LUKE Retag: Y N Tag info: _____
 Owner: MAIN, JIM & MAIN, CHERYL Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 424670
 RMV Land: 273390 RMV Imp: 475560 RMV Total: 748950 MAV: 424670 MSAV: 0 SAV: 0
 Comment: _____

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	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: 233390 Exception: Y N
 Adjustment(s): Fire Patrol: Description: _____
 Comments: 22-23 TOPO ADJUSTMENT REMOVED
 2013-14: #31-ADD TOPO ADJU FOR DRAINAGE ISSUES// 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 143 - Year Blt: 1975 Eff Year Blt: 2005 Sq.Ft: 2420 % Complete: 100
 Desc: One Story with basement Dimensions: RMV: 390360
 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	2420	3	FB-3	1975	2005	FP - 1, HVAC, ROOF, KIT+, BATH - 3	Y N
Basement	4 -	Unfinished	768	0	0	1975	2005		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	2005	29211	1	Y N

Bldg: 3 Code Area: 05558 Stat Class: 148 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100
 Desc: Res other improvements Dimensions: RMV: 84040
 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
Garage Oversized Detached	4	Unfinished	1500	0	0	1980	1980	ROOF	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1985 Eff Year Blt: 1985 Sq.Ft: 300 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 25x12 RMV: 1160
 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	4	Finished	300	0	0	1985	1985	<u>506</u> <u>FAIR</u>	Y N

Accessories

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

HLC 5 12x26 FAIR 2020 NEW

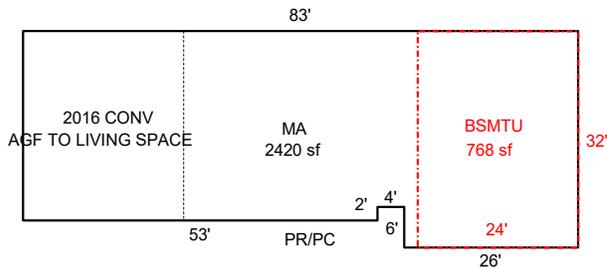
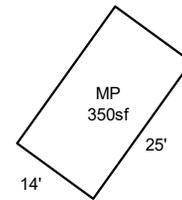
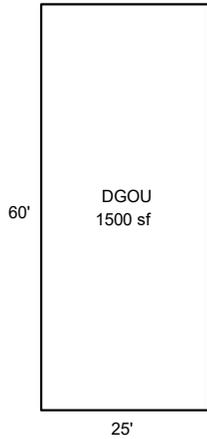
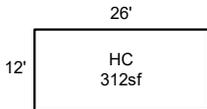
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544399 Parcel No.: 082W12C 00700
 Property Address: 4937 DUMORE DR SE
 City: AUMSVILLE County: State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

544399
082W12C 00700
SCALE=1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MP	1.0	350.0	78.0	
	HC	1.0	312.0	76.0	662.0
GLA1	MA	1.0	2420.0	234.0	2420.0
BSMT	BSMTU	1.0	768.0	112.0	768.0
GAR	DGOU	1.0	1500.0	170.0	1500.0

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 2/26/13: add MP and chg DGU to DGOU - Jane
 UPDATED BY JRONDEMA 12/5/16
 UPDATED BY JRONDEMA 1/26/18
 UPDATED BY CLOBERG 10/29/25

COMMENT TABLE 2

2/17/17 SR #94 TAGS
 1/29/18 SR #94 TAGS
 CLUKE 09/24/25

COMMENT TABLE 3

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,420
 Net BUILDING cnt 2 (rounded) 662