

Acct ID: 544401 MTL: 082W13B002400 Date: 9/26/25 Appr: Quice Prop Class: 401 RMV Prop Class: 401  
 Situs: 5117 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116713 Year: 2025  
 Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: BRUCHER LT & BRUCHER, JAMES T TRE & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 0 LCB TTO INSP AV: 422730  
 RMV Land: 309040 RMV Imp: 408220 RMV Total: 717260 MAV: 422730 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

INPUT  
11/19/25  
Quice

**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: 2.81 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 259040 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: 1984 Sq.Ft: 2598 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 389120  
 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      | 2598       | 3    | FB-2  | 1977   | 1984       | BATH - 2, KITCH, H, AC, FP - 1, ROOF | Exception: Y N |
| Garage Attached | 4     | Finished      | 732        | 0    | 0     | 1977   | 1984       | ROOF                                 | Exception: Y N |

**Accessories**

| Description                   | Class | Size SqFt | Eff Yr Blt | RMV   | Quantity | Exception      |
|-------------------------------|-------|-----------|------------|-------|----------|----------------|
| CONCRETE DRIVEWAY             | 4     | 520       | 1984       | 1352  | 1        | Exception: Y N |
| DECK                          | 4     | 360       | 1984       | 6336  | 1        | Exception: Y N |
| PATIO                         | 4     | 160       | 1984       | 1704  | 1        | Exception: Y N |
| PATIO                         | 4     | 400       | 1984       | 1760  | 1        | Exception: Y N |
| ROOF EXTENSION OR PATIO COVER | 4     | 760       | 1984       | 17632 | 1        | Exception: Y N |

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 353 Year Blt: 2003 Eff Year Blt: 2003 Sq.Ft: 1680 % Complete: 100  
 Desc: Machine Shed (MS) Dimensions: RMV: 14390  
 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      |
|--------------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Machine Shed | 5     | Finished      | 1680       | 0    | 0     | 2003   | 2003       | FAIR      | Exception: Y N |

**Accessories**

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

Bldg: 3 Code Area: 05558 Stat Class: 321 Year Blt: 1991 Eff Year Blt: 1991 Sq.Ft: 616 % Complete: 100  
 Desc: Hay Cover (HC) Dimensions: 22x28 RMV: 1580  
 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      |
|-----------|-------|---------------|------------|------|-------|--------|------------|-----------|----------------|
| Hay Cover | 5     | Finished      | 616        | 0    | 0     | 1991   | 1991       |           | Exception: Y N |

**Accessories**

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

Bldg: 4 Code Area: 05558 Stat Class: 321 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 450 % Complete: 100

Desc: Hay Cover (HC)

Dimensions: 18x25 <sup>46</sup> RMV: 3130

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 |
|-----------|-------|---------------|------------|------|-------|--------|------------|----------------|----------------|
| Hay Cover | 5     | Finished      | 450        | 0    | 0     | 2013   | 2013       | FAK <i>AKB</i> |                |

**Accessories**

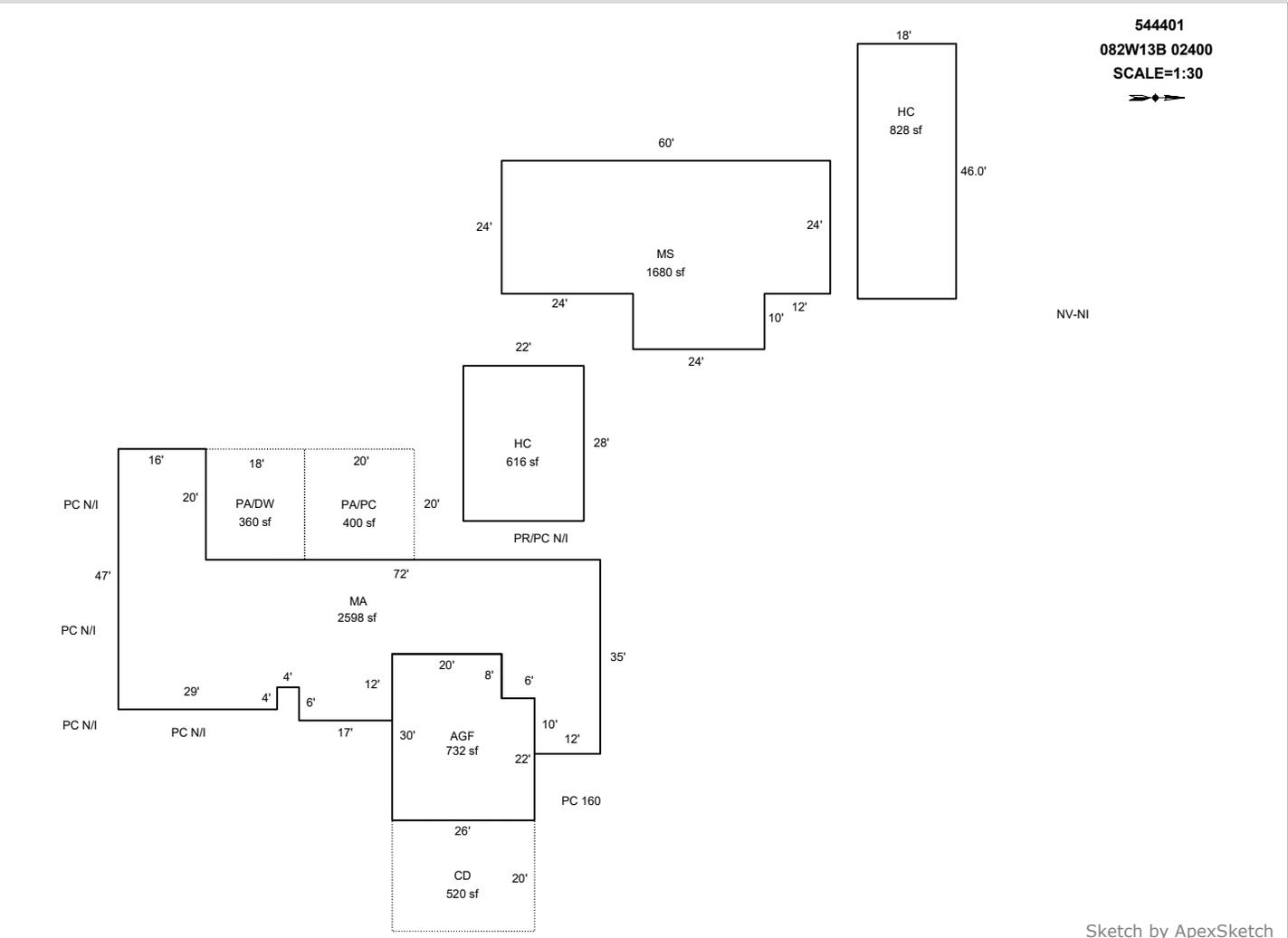
| Description                 | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-----------------------------|-------|-----------|------------|-----|----------|
| No accessory data available |       |           |            |     |          |

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544401 Parcel No.: 082W13B 02400  
 Property Address: 5117 DUMORE DR SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

| Code | Description  | Factor | Net Size    | Perimeter | Net Totals |
|------|--------------|--------|-------------|-----------|------------|
| GBA1 | MS           | 1.0    | 1680.0      | 188.0     |            |
|      | HC           | 1.0    | 616.0       | 100.0     |            |
|      | HC           | 1.0    | 828.0       | 128.0     | 3124.0     |
| GLA1 | MA           | 1.0    | 2598.0      | 318.0     | 2598.0     |
| CD   | CD           | 1.0    | 520.0       | 92.0      | 520.0      |
| GAR  | AGF          | 1.0    | 732.0       | 112.0     | 732.0      |
| YI   | PA/DW        | 1.0    | 360.0       | 76.0      |            |
|      | PA/PC        | 1.0    | 400.0       | 80.0      | 760.0      |
|      | Net LIVABLE  | cnt    | 0 (rounded) |           | 2,598      |
|      | Net BUILDING | cnt    | 3 (rounded) |           | 3,124      |

### COMMENT TABLE 1

DRAWN BY NC 12/10/2008  
 UPDATED BY CHRIS 10/17/19  
 UPDATED BY CLOBERG 10/28/25

### COMMENT TABLE 2

CLUKE 09/26/25

### COMMENT TABLE 3

CYCLE L4