

Acct ID: 544410 MTL: 082W13B000500 Date: 9-19-25 Appr: EWCL Prop Class: 401 RMV Prop Class: 401  
 Situs: 5118 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116722 Year: 2025  
 Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: GERALD F & ANITA L BEYER TR Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 331060  
 RMV Land: 314960 RMV Imp: 395980 RMV Total: 710940 MAV: 331060 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

**1 IMPR  
10-12-25  
EWCL**

**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: . 02-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1976 Eff Year Blt: 1992 Sq.Ft: 2518 % Complete: 100  
 Desc: One Story Only Dimensions: \_\_\_\_\_ RMV: 361030  
 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	2518	3	FB-2	1976	1992	KIT+, FP, HVAC, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	484	0	0	1976	1992	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	400	1992	1092	1	Y N
PATIO	4	64	1992	296	1	Y N
PATIO	4	84	1992	388	1	Y N
PATIO	4	90	1992	410	1	Y N
PATIO	4	406	1992	1876	1	Y N
ROOF EXTENSION OR PATIO COVER	4	84	1992	2046	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 1990 Eff Year Blt: 1990 Sq.Ft: 80 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 10x8 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
Multi-Purpose Bldg	5	Finished	80	0	0	1990	1990		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: 288 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 24x12 RMV: 2440  
 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	288	0	0	1998	1998	FMA	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: 2003 Eff Year Blt: 2003 Sq.Ft: 1080 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x30

RMV: 13510

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: ~~0~~

Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y
General Purpose Bldg	5	Finished	1080	0	0	2003	2003	FAIR	N

**Accessories**

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

Bldg: 5 Code Area: 05558 Stat Class: 351 Year Blt: 1997 Eff Year Blt: 2008 Sq.Ft: 1296 % Complete: 100

Desc: General Purpose Building (GB)

Dimensions: 36x36

RMV: 19000

Func Obsc: 100

Econ %: 100

Other %: 100

Exception: 0

Adjust: ~~0~~

Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y
General Purpose Bldg	5	Finished	1296	0	0	1997	2008	FAIR	N

**Accessories**

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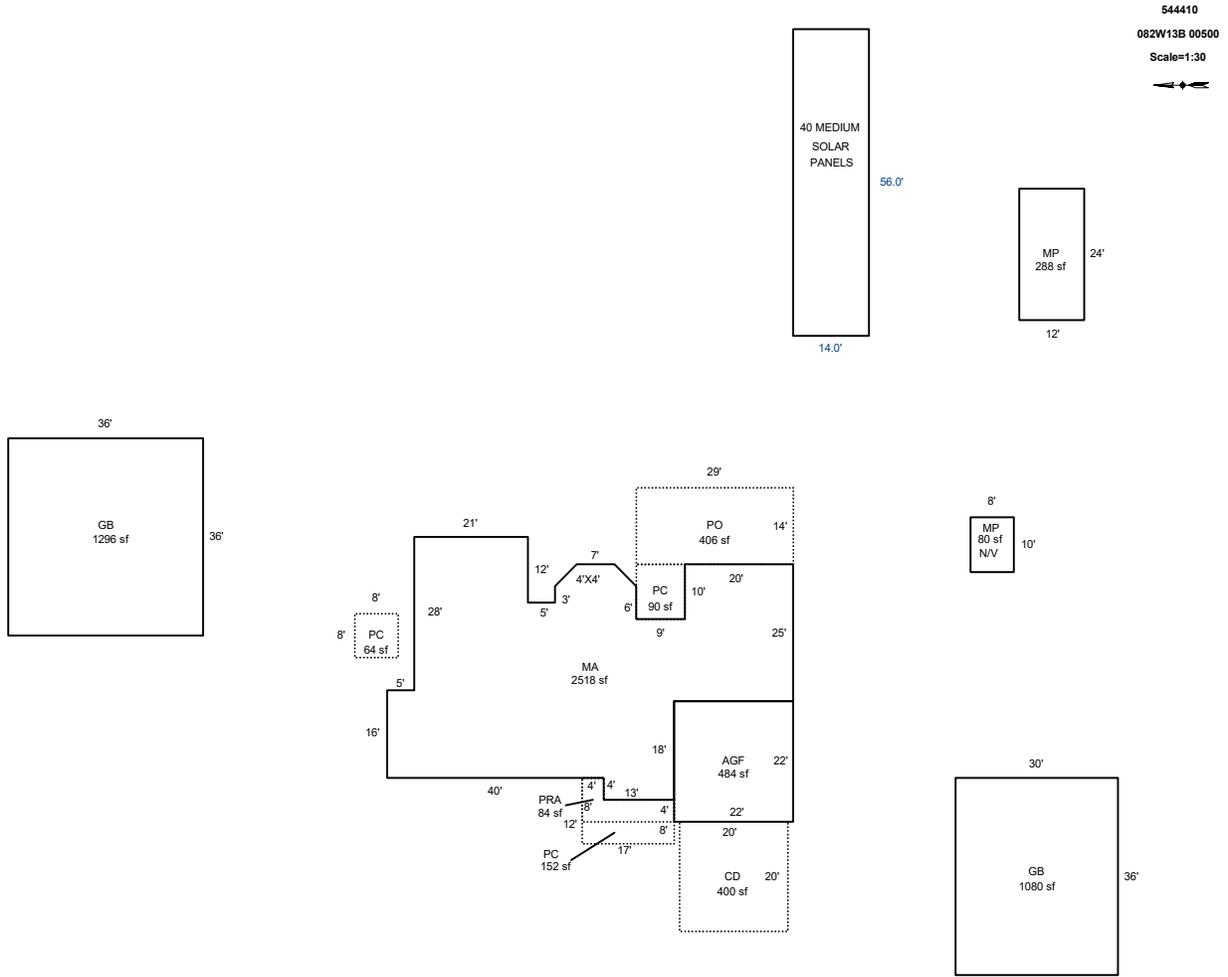
No accessory data available

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544410 Parcel No.: 082W13B 00500  
 Property Address: 5118 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	GB	1.0	1296.0	144.0	
	GB	1.0	1080.0	132.0	
	MP	1.0	288.0	72.0	
	MP	1.0	80.0	36.0	2744.0
GLA1	MA	1.0	2518.0	275.3	2518.0
CD	CD	1.0	400.0	80.0	400.0
GAR	AGF	1.0	484.0	88.0	484.0
YI	PO	1.0	406.0	86.0	
	PC	1.0	90.0	38.0	
	PC	1.0	64.0	32.0	
	PC	1.0	152.0	58.0	
	PRA	1.0	84.0	50.0	796.0
	Net LIVABLE	cnt	0 (rounded)		2,518
	Net BUILDING	cnt	4 (rounded)		2,744

### COMMENT TABLE 1

APEXED BY NRC 05/18/2009  
 UPDATED BY CHRIS 10/17/19  
 UPDATED BY CLOBERG 10/21/25

### COMMENT TABLE 2

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

### COMMENT TABLE 3

CYCLE L2  
 CYCLE L4