

Acct ID: 544412 MTL: 082W13B002200 Date: 9-26-25 Appr: Luca Prop Class: 401 RMV Prop Class: 401
 Situs: 5187 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116724 Year: 2025

input 11-19-25 Luca

Last Date Appraised: 12/11/2018 Appraiser: CLINT LUKE Retag: Y Tag info:
 Owner: DAVIS, ANDREW D & DAVIS, CHERYL L Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 LCB TTO INSP AV: 278010
 RMV Land: 356510 RMV Imp: 325800 RMV Total: 682310 MAV: 278010 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: 5.48 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 316510 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 19-20: PER #94 UPGRADE OSD / 18-19: PER #94 ADD OSD / 17-18: #94 SALES VERIF, NO CHG / 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 2322 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 306400
 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 | 2322 | 4 | FB-3 | 2017 | 2017 | BATH, SHOWER, ROOF, KIT | Y N |

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

Bldg: 3 Code Area: 05558 Stat Class: 107 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100
 Desc: Yard Improvements Dimensions: RMV: 5250
 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 |
|-------------------------|-------|---------------|------------|------|-------|--------|------------|-----------|-----------|
| No floor data available | | | | | | | | | |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity | Exception |
|------------------------|-------|-----------|------------|------|----------|-----------|
| YARD IMPROVEMENTS FAIR | 3 | 0 | 0 | 5250 | 1 | Y N |

Improvements - Accessory Buildings
 Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 3830
 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 | 192 | 0 | 0 | 2017 | 2017 | | 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: 2018 Eff Year Blt: 2018 Sq.Ft: 864 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 10320
 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 | 4 | Finished | 864 | 0 | 0 | 2018 | 2018 | | Y N |

Accessories

| Description | Class | Size SqFt | Eff Yr Blt | RMV | Quantity |
|-------------|-------|-----------|------------|-----|----------|
|-------------|-------|-----------|------------|-----|----------|

No accessory data available

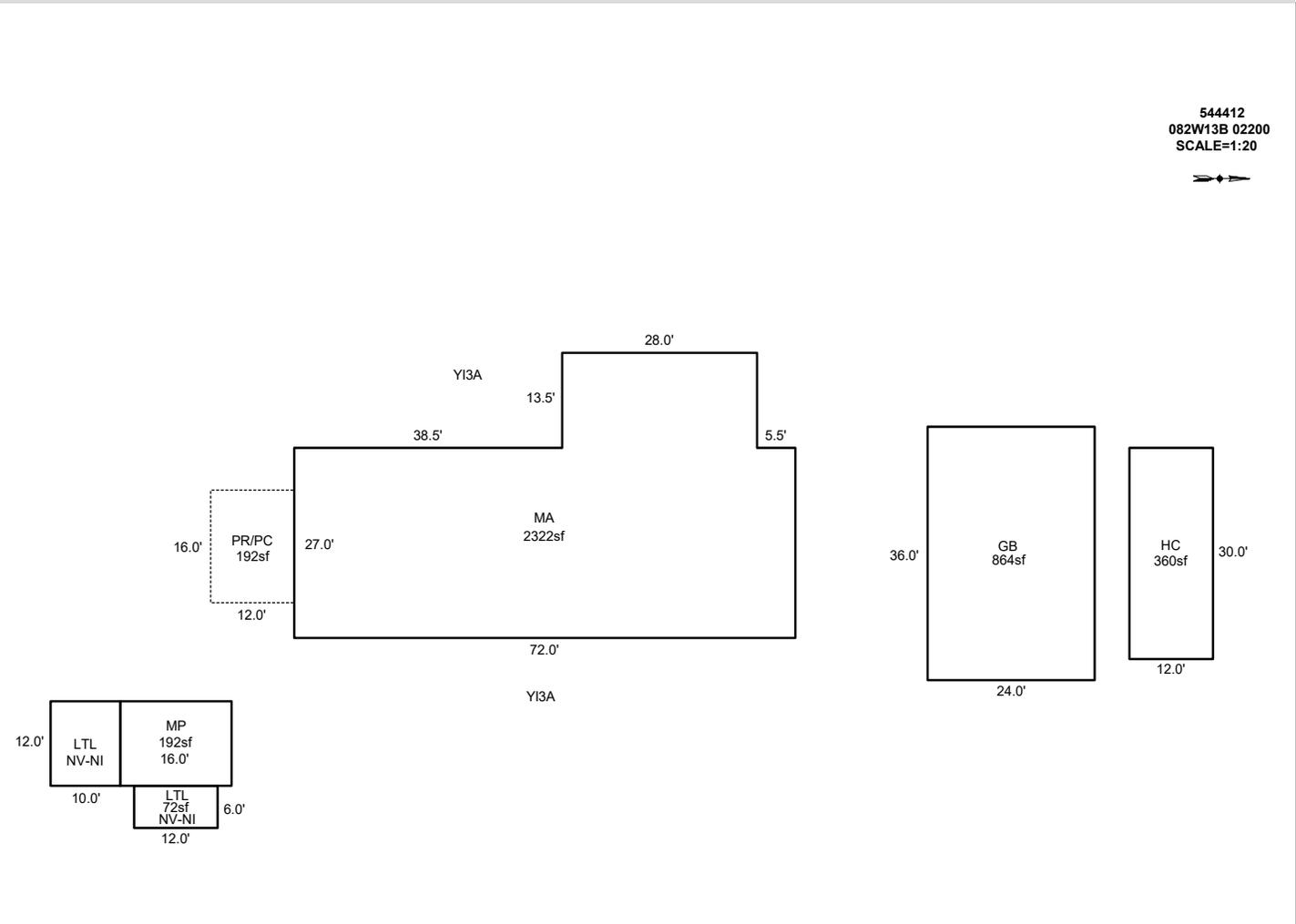
HC 5 12x30 2019 Avb NSW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544412 Parcel No.: 082W13B 02200
 Property Address: 5187 DUMORE DR SE
 City: AUMSVILLE County: MARION 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 | 864.0 | 120.0 | |
| | MP | 1.0 | 192.0 | 56.0 | |
| | LTL | 1.0 | 72.0 | 36.0 | |
| | HC | 1.0 | 360.0 | 84.0 | 1488.0 |
| GLA1 | MA | 1.0 | 2322.0 | 225.0 | 2322.0 |
| P/P | PR/PC | 1.0 | 192.0 | 56.0 | 192.0 |
| | Net LIVABLE | cnt | 0 (rounded) | | 2,322 |
| | Net BUILDING | cnt | 4 (rounded) | | 1,488 |

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/7/17
 UPDATED BY JRONDEMA 12/26/17
 UPDATED BY JRONDEMA 12/18/18
 UPDATED BY CLOBERG 10/27/25

COMMENT TABLE 2

12.15.17 SR #94 TAGS
 12.11.18 SR #94 TAGS
 CLUKE 09/26/25

COMMENT TABLE 3

CYCLE L4