

Acct ID: 544416 MTL: 082W13B000600 Date: 9-19-25 Appr: CWKE Prop Class: 401 RMV Prop Class: 401  
 Situs: 5158 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116728 Year: 2025  
 Last Date Appraised: 06/16/2017 Appraiser: CLINT LUKE Retag: Y Tag info: \_\_\_\_\_  
 Owner: IVERS, DIANA KAY Roll Type: R  
 Cycle: 1 Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 301260  
 RMV Land: 312580 RMV Imp: 253760 RMV Total: 566340 MAV: 301260 MSAV: 0 SAV: 0  
 Comment: \_\_\_\_\_

INPUT  
 11-18-25  
 CWKE

**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: 3.33 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 272580 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 17-18: #94 SALES VERIF, CHG OSD / 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 2020 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 242240  
 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	2020	3	FB-2	1975	1975	FP - 1, HVAC+, CT, BATH, 2 ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	1	1975	24396	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 108 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 1070  
 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
GAZEBO	1	0	0	1071	1	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: ~~1887~~ 1800 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: ~~51x37~~ 36x50 RMV: 7870  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 36x50 Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	1887	0	0	1980	1980	FAIR	Y N

**Accessories**

No accessory data available

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: ~~792~~ 812 % Complete: 100  
 Desc: ~~General Purpose Building (GB)~~ LTE Dimensions: ~~61x13~~ 14x58 RMV: 2580  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: 812 Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
<u>LTE</u> General Purpose Bldg	4	Finished	792	0	0	1980	1980	FAIR	Y N

1985  
 40%  
 812  
 14x58  
 40%  
 X

21

**Accessories**

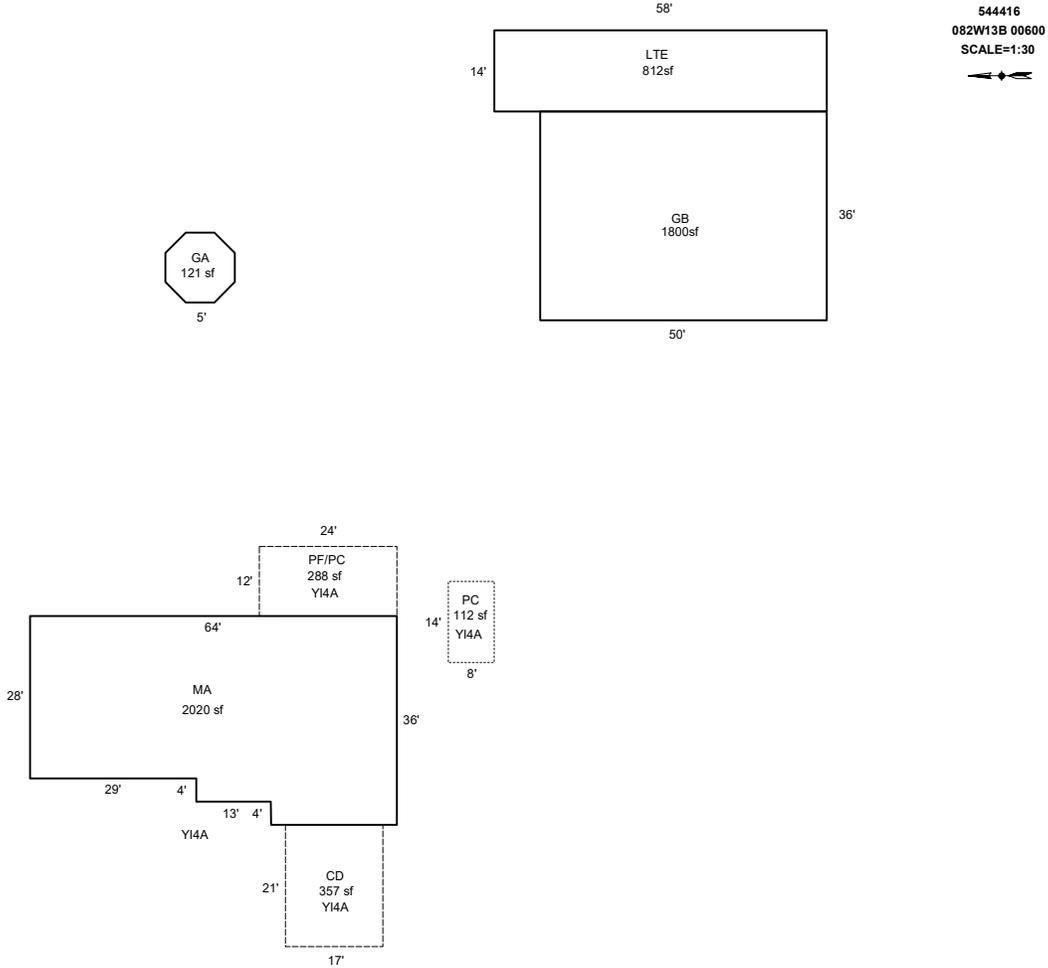
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544416 Parcel No.: 082W13B 00600  
 Property Address: 5158 DUMORE DR SE  
 City: AUMSVILLE County: State: OR ZipCode: 97325  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

### COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	172.0	
	LTE	1.0	812.0	144.0	
	GA	1.0	120.7	40.0	2732.7
GLA1	MA	1.0	2019.8	199.9	2019.8
P/P	PC	1.0	112.0	44.0	
	CD	1.0	357.0	76.0	
	PF/PC	1.0	288.0	72.0	757.0

APEXED BY NRC 05/18/2009  
 UPDATED BY JRONDEMA 7/17/17  
 UPDATED BY CLOBERG 10/30/25

### COMMENT TABLE 2

### COMMENT TABLE 3

6.16.17 SR #94 CYCLE,NV  
 CLUKE 09/19/25

CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,020  
 Net BUILDING cnt 3 (rounded) 2,733