

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 562732 MTL: 082W13D000300 Date: 9.15.25 Appr: LUKE Prop Class: 409 RMV Prop Class: 409

Situs: 5751 VILLAGE VIEW CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 103038 Year: 2025

Last Date Appraised: 05/31/2019 Appraiser: CLINT LUKE Retag: Y Tag info: _____

Owner: KUHL, M E Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 0 LCB TTO INSP AV: 135310

RMV Land: 262840 RMV Imp: 67010 RMV Total: 329850 MAV: 135310 MSAV: 0 SAV: 0

Comment: _____

INPUT 12-1-25 LUKE

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: 1.46 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: Value Source: Rural at MKT Description: RMV: 212840 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL; 2003-04 MODIFIED LAND TABLE KKB65 10/02

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 456 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1440 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: 60x24 RMV: 42540

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	5	Finished	1440	3	FB-2	1977	1977	HVAC+, SKIRT, ROOF, KIT, BATH - 2	Y N

Accessories

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

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 1976 Eff Year Blt: 1998 Sq.Ft: 864 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 36x24 RMV: 14220

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	5	Finished	864	0	0	1976	1998	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	600	1929	2400	1
ROOF EXTENSION OR PATIO COVER	5	600	1929	2270	1

Bldg: 2 Code Area: 05558 Stat Class: 353 Year Blt: 1980 Eff Year Blt: 1998 Sq.Ft: 660 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 30x22 RMV: 3600

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	4	Finished	660	0	0	1980	1998	FAIR	Y N

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1990 Eff Year Blt: 1993 Sq.Ft: 1096 % Complete: 100

Desc: General Purpose Building (GB) 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: Y N
General Purpose Bldg	4	Finished	1096	0	0	1990	1993			

Accessories

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

Bldg: 4	Code Area: 05558	Stat Class: 355	Year Blt: 1998	Eff Year Blt: 1998	Sq.Ft: 432	% Complete: 100
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 1400
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
Lean-to Heavy Duty	5	Finished	432	0	0	1998	1998			

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13D 00300

File No R62732

Property Address 5751 VILLAGE VIEW CT SE

City AUMSVILLE

State OR

Zip 97325

Owner

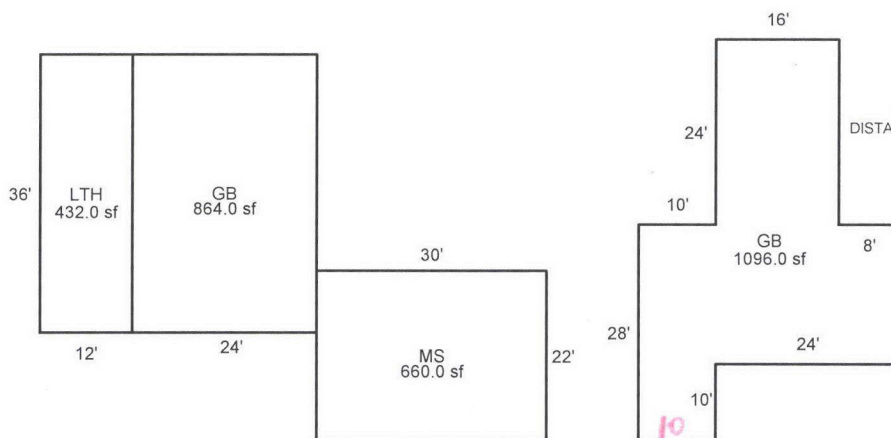
Client

Appraiser Name

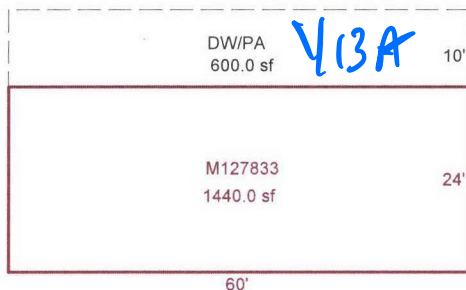
SUBJECT

IMPROVEMENTS SKETCH

10X10
NV/NI



R62732
082W13D 00300
FOR ASSESSMENT PURPOSES ONLY
DISTANCE BETWEEN BUILDINGS NOT TO SCALE
SCALE=1:25



Scale: 1" = 25'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M127833	1.00	1440.00	168.0	1440.00
GBA1	GB	1.00	864.00	120.0	
	MS	1.00	660.00	104.0	
	LTH	1.00	432.00	96.0	
	GB	1.00	1096.00	172.0	3052.00
YI1	DW/PA	1.00	600.00	140.0	600.00
Net LIVABLE Area (rounded w/ factors)					1440
Net BUILDING Area (rounded w/ factors)					3052

Comment Table 1

APEXED BY NRC 07/16/2009
UPD BY PH 08.23.19

Comment Table 2

GEN 53119 CYCLE 12
EVAL 9-15-25 CYCLE 14

Comment Table 3