

Summary

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

Print Date: 6/25/2025

Acct ID: 562734 MTL: 082W13D000800 Date: 9-15-25 Appr: CLUE Prop Class: 409 RMV Prop Class: 409

Situs: 5831 VILLAGE VIEW CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 103040 IMP Year: 2025

Last Date Appraised: 05/31/2019 Appraiser: CLINT LUKE Retag: Y Tag info: 12-1-25

Owner: MIDKIFF, LANII L Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP CLUE AV: 127460

RMV Land: 301010 RMV Imp: 75360 RMV Total: 376370 MAV: 127460 MSAV: 0 SAV: 0

Comment:

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

Class: Value Source: Rural at MKT Description: RMV: 251010 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 148 Year Blt: 1986 Eff Year Blt: 1986 Sq.Ft: 0 % Complete: 100

Desc: Res other improvements Dimensions: RMV: 55220

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
Garage Detached	4	Unfinished	600	0	0	1986	1986	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
PATIO	4	526	1988	2372	1	Y N
PATIO	4	526	1988	2372	1	Y N

Bldg: 4 Code Area: 05558 Stat Class: 108 Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 0 % Complete: 100

Desc: Residential Other Improvements Dimensions: RMV: 13880

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
No floor data available									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	1	92	1988	1660	1	Y N
PATIO	1	432	1988	1948	1	Y N
ROOF EXTENSION OR PATIO COVER	1	432	1988	10273	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 100 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 10x10 RMV: 280

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
Multi-Purpose Bldg	5	Finished	100	0	0	2008	2008	FAIR	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
No accessory data available						

Bldg: 3 Code Area: 05558 Stat Class: 353 Year Blt: 2008 Eff Year Blt: 2008 Sq.Ft: 576 % Complete: 100

Desc: Machine Shed (MS) Dimensions: 24x24 RMV: 5980

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
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Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Machine Shed	5	Finished	576	0	0	2008	2008		Exception: Y N
Accessories									
Description				Class		Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available									

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W13D 00800

File No R62734

SUBJECT

Property Address 5831 BILLAGE VIEW CT SE

City AUMSVILLE

State OR

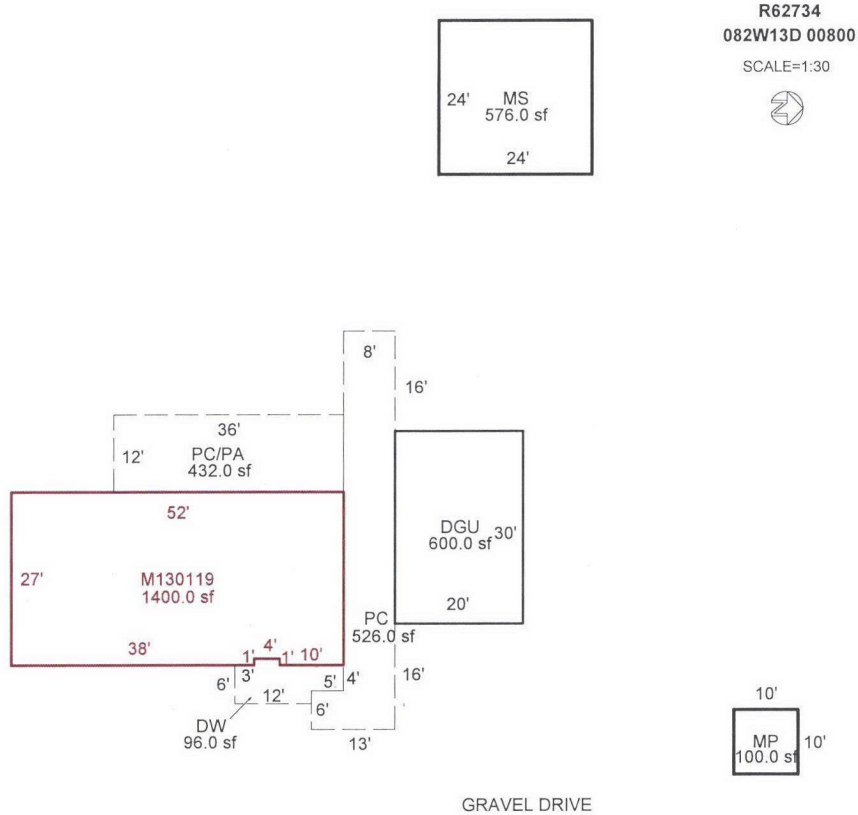
Zip 97325

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 25'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	M130119	1.00	1400.00	160.0	1400.00
GBA1	MP	1.00	100.00	40.0	
	MS	1.00	576.00	96.0	676.00
GARG	DGU	1.00	600.00	100.0	600.00
YII	PC/PA	1.00	432.00	96.0	
	PC	1.00	526.00	150.0	
	DW	1.00	96.00	48.0	1054.00

Net LIVABLE Area
Net BUILDING Area

(rounded w/ factors)
(rounded w/ factors)

1400
676

Comment Table 1

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

Comment Table 2

Comment Table 3

6105-31-19 Lyndy L2
6111 9-15-25 April 04