

Acct ID: 544411 MTL: 082W13B002300 Date: 9-26-25 Appr: Lucas Prop Class: 401 RMV Prop Class: 401  
 Situs: 5157 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116723 Year: 2025

Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y  Tag info: **INPUT 12-3-25**  
 Owner: DAVID A ADELMAN LIVING TRUST & Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 307380  
 RMV Land: 312310 RMV Imp: 240940 RMV Total: 553250 MAV: 307380 MSAV: 0 **Lucas** 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: 2.93 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 262310 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1564 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 230330  
 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	1564	3	FB-2	1976	1976	FP - 1, HVAC+, FLOOR KIT+, PATH - 2	Exception: Y N
Garage Attached	4	Finished	484	0	0	1976	1976	ROOF	Exception: Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	396	1976	978	1	Exception: Y N
CONCRETE DRIVEWAY	4	890	1976	2198	1	Exception: Y N
PATIO	4	100	1976	418	1	Exception: Y N
PATIO	4	402	1976	1580	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	84	1976	1351	1	Exception: Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 1998 Sq.Ft: 960 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 40x24 RMV: 10610  
 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	960	0	0	1998	1998	FAIR	Exception: Y <input checked="" type="checkbox"/> N

**Accessories**

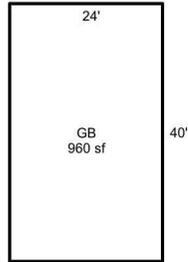
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

# SKETCH/AREA TABLE ADDENDUM

Parcel No **082W13B 02300**

File No **R44411**

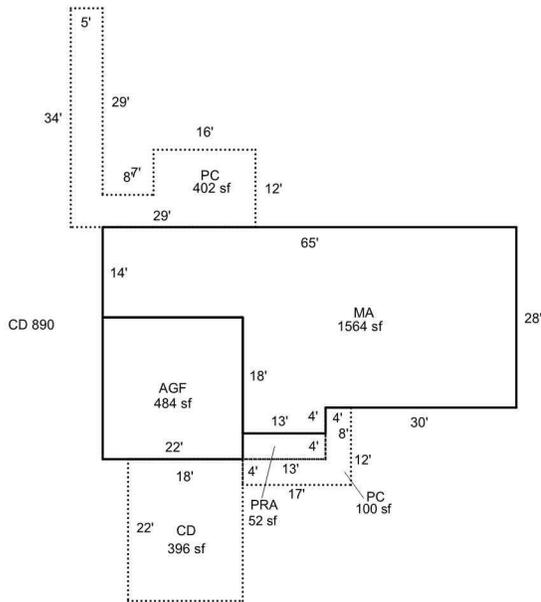
SUBJECT	Property Address <b>5157 DUMORE DR SE</b>		
	City <b>AUMSVILLE</b>	State <b>OR</b>	Zip <b>97325</b>
	Owner		
	Client		
	Appraiser Name		



**R44411**  
**082W13B 02300**  
**Scale=1:30**



IMPROVEMENTS SKETCH



Scale: **1" = 30'**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1564	194	1564
GBA1	GB	1.00	960	128	960
GAR	AGF	1.00	484	88	484
CD	CD	1.00	396	80	396
YI	PC	1.00	402	140	
	PC	1.00	100	58	
	PRA	1.00	52	34	554
Net LIVABLE Area			(rounded w/ factors)		1564
Net BUILDING Area			(rounded w/ factors)		960

#### Comment Table 1

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

#### Comment Table 2

#### Comment Table 3

Chris 9-26-25  
 CYCLO 24