

Summary

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

Print Date: 6/25/2025

Acct ID: 563369 MTL: 082W13B001100 Date: 9-19-25 Appr: ENCE Prop Class: 401 RMV Prop Class: 401

Situs: 5388 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115373 Year: 2025

Last Date Appraised: 05/24/2019 Appraiser: CLINT LUKE Retag: Y N Tag info: _____

Owner: ALIEN ASSETS TR Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 296470

RMV Land: 300110 RMV Imp: 205550 RMV Total: 505660 MAV: 296470 MSAV: 0 SAV: 0

Comment: _____

INPUT 12-3-25 ENCE

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

Class: Value Source: Rural at MKT Description: RMV: 250110 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 00560050 11-12: DISQ FARM USE BY OWNER REQUEST /02-03: REAPPRAISAL /00-01; SEPERATED INCREMENT FROM HOMESITE

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 131 + Year Blt: 1974 Eff Year Blt: 1974 Sq.Ft: 1326 % Complete: 100

Desc: One Story Only Dimensions: RMV: 189120

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	2+	Finished	1326	3	FB-1/ HB-1	1974	1974	BATH - 1, KIT-, ROOF, FP - 1, BTH - 1, HVAC +	Y N
Garage Attached	3	Unfinished	546	0	0	1974	1974	ROOF	Y N

no exception 2+21 1984

SIZE + EYB

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	3	864	2005	2359	1	Y N
CONCRETE DRIVEWAY	3	320	1974	780	1	Y N
PATIO	2	96	1974	386	1	Y N
PATIO	3	200	1974	825	1	Y N
ROOF EXTENSION OR PATIO COVER	3	200	1974	4350	1	Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1978 Eff Year Blt: 1993 Sq.Ft: 1224 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 36x34 RMV: 10030

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	1224	0	0	1978	1993	FAIR	Y N

1440

Accessories

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

Bldg: 3 Code Area: 05558 Stat Class: 341 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 232 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: RMV: 6400

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	6	Finished	232	0	0	2005	2005	FAIR	Y N

CONVERTED TO LIVING SPACE W/ HOUSE

Accessories

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

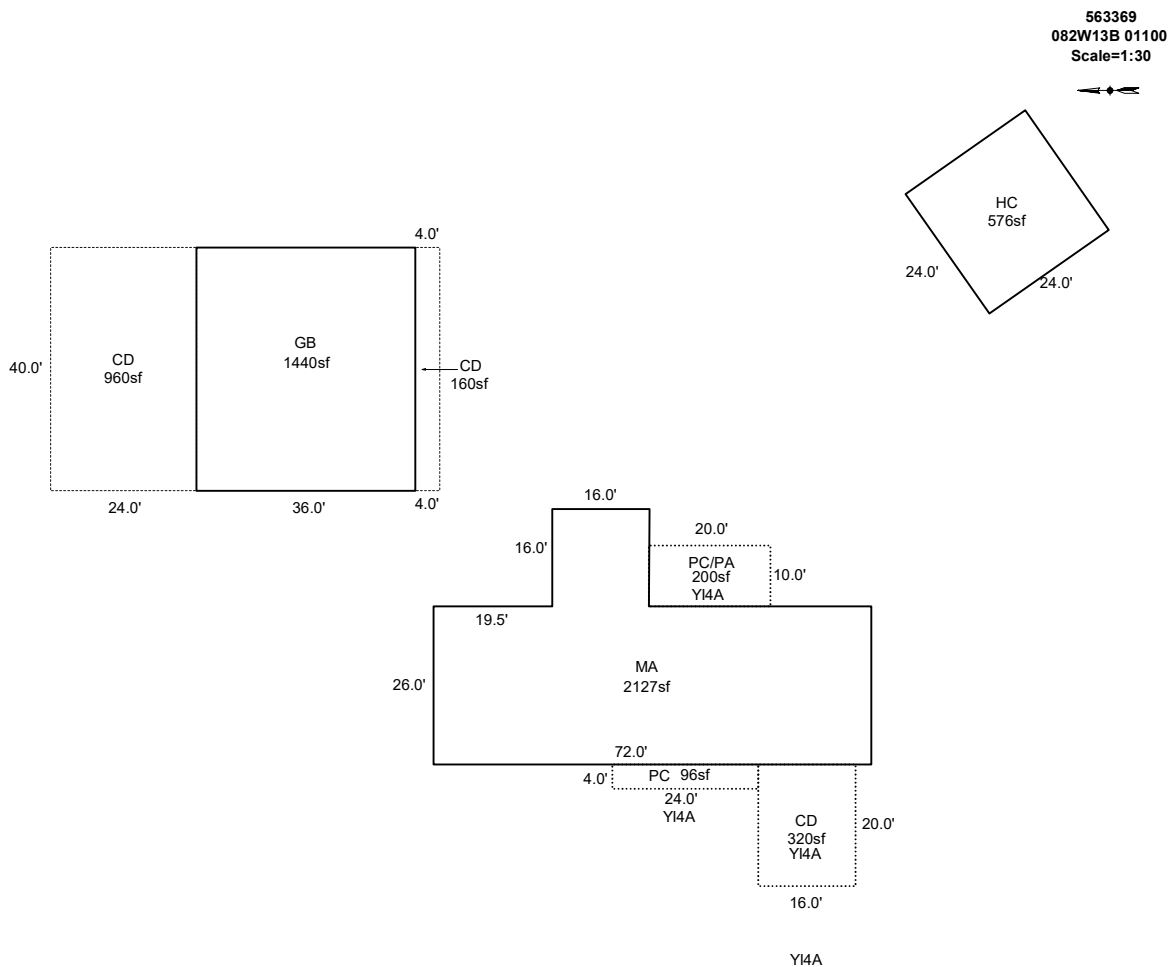
HC 5 24x24 Fair 2023 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563369 Parcel No.: 082W13B 01100
 Property Address: 5388 DUMORE DR SE
 City: AUMSVILLE County: 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	HC	1.0	576.0	96.0	576.0
GBA2	GB	1.0	1440.0	152.0	1440.0
GLA1	MA	1.0	2126.8	228.1	2126.8
CD	CD	1.0	320.0	72.0	320.0
P/P	CD	1.0	960.0	128.0	
	CD	1.0	160.0	88.0	1120.0
YI	PC/PA	1.0	200.0	60.0	
	PC	1.0	96.0	56.0	296.0

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CHRIS 10/16/19
 UPDATED BY CLOBERG 10/30/25
 UPDATED BY CLOBERG 12/02/25

COMMENT TABLE 2

CL10 05/24/19
 CLUKE 09/19/25

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

Net LIVABLE cnt 0 (rounded) 2,127
 Net BUILDING cnt 2 (rounded) 2,016