

Acct ID: 544396 MTL: 082W12C000400 Date: **1.21.26** Appr: **JJS** Prop Class: 401 RMV Prop Class: 401
 Situs: 4677 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116708 Year: 2026

Last Date Appraised: 09/23/2025 Appraiser: CLINT LUKE Tag: Y **N** Tag info:
 Owner: MORAGNE, KIMBERLY KEHAULANI Last Sales Date: 09/30/2021 Roll Type: R
 Cycle **Tag** Sales Verification Other: _____ Inspection level: 1 **2** **3** **4** LCB TTO INSP AV: 387480
 RMV Land: 361800 RMV Imp: 281780 RMV Total: 643580 MAV: 387480 MSAV: 0 SAV: 0
 Comment: 26-27 L4 9/23/25 CLUKE

OSDs Add Solar

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05558	0

Land
 Site: 1 Code Area: 05558 Size: 3.03 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDSS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 306800 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures
 Bldg: 1 Code Area: 05558 Stat Class: 141 Year Blt: 1977 Eff Year Blt: 1977 Sq.Ft: 1787 % Complete: 100.00
 Desc: One Story Only Dimensions: RMV: 241610
 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	1787	3	FB-2/ HB-1	1977	1977	FP - 1, HVAC, ROOF, BTH - 1, BATH - 2, KIT	Y N
Garage Attached	4	Finished	553	0	0	1977	1977	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	1977	20634	1	Y N

Improvements - Accessory Buildings
 Bldg: 3 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2005 Sq.Ft: 1300 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 50x26 RMV: 20890
 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	1300	0	0	1998	2005	AVG	Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 351 Year Blt: 1998 Eff Year Blt: 2005 Sq.Ft: 1200 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 60x20 RMV: 19280
 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	1200	0	0	1998	2005	AVG	Y N

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-006660	85565	MARION COUNTY	TAGS/PERMITS	ALT ENERGY SYSTEM	52300	0	R	SOLAR ARRAY 8.17KW ON ROOF @ \$52,300

905 Solar \$20,000 2025 new 100%

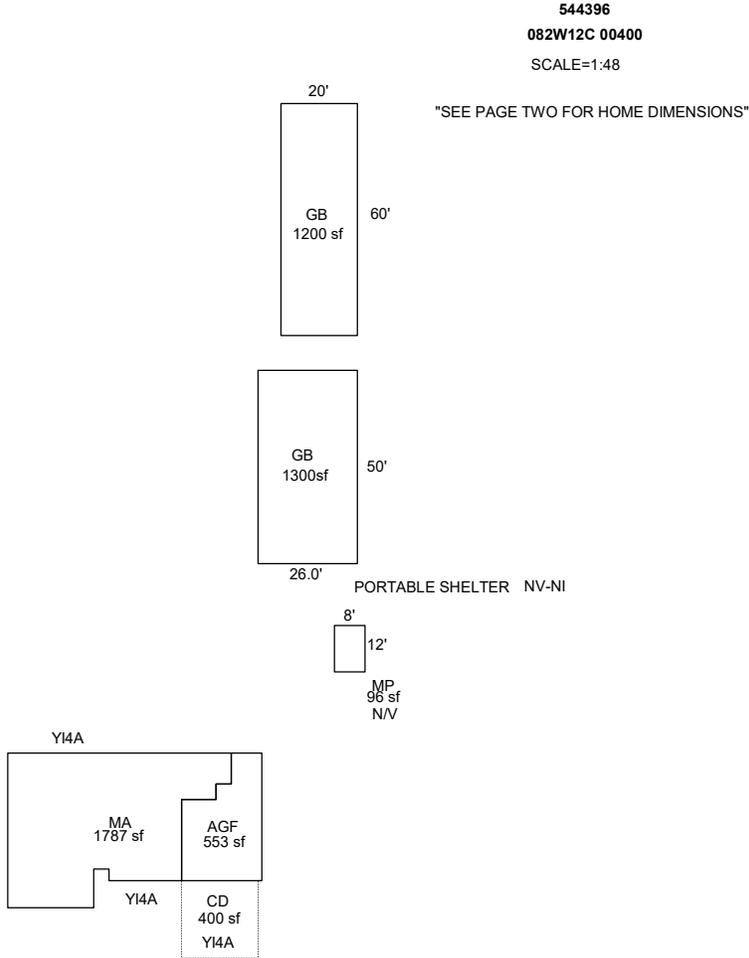


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544396 Parcel No.: 082W12C 00400
 Property Address: 4677 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	MP	1.0	96.0	40.0	
	GB	1.0	1300.0	152.0	
	GB	1.0	1200.0	160.0	2596.0
GLA1	MA	1.0	1787.0	203.0	1787.0
GAR	AGF	1.0	553.0	108.0	553.0
P/P	CD	1.0	400.0	80.0	400.0

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 UPDATED BY CLOBERG 10/27/25

COMMENT TABLE 2

CL10 05/08/19
 CLUKE 09/23/25

JJS 1.21.26

COMMENT TABLE 3

CYCLE L2
 CYCLE L4

Tags L3

Net LIVABLE cnt 0 (rounded) 1,787
 Net BUILDING cnt 3 (rounded) 2,596

SKETCH/AREA TABLE ADDENDUM

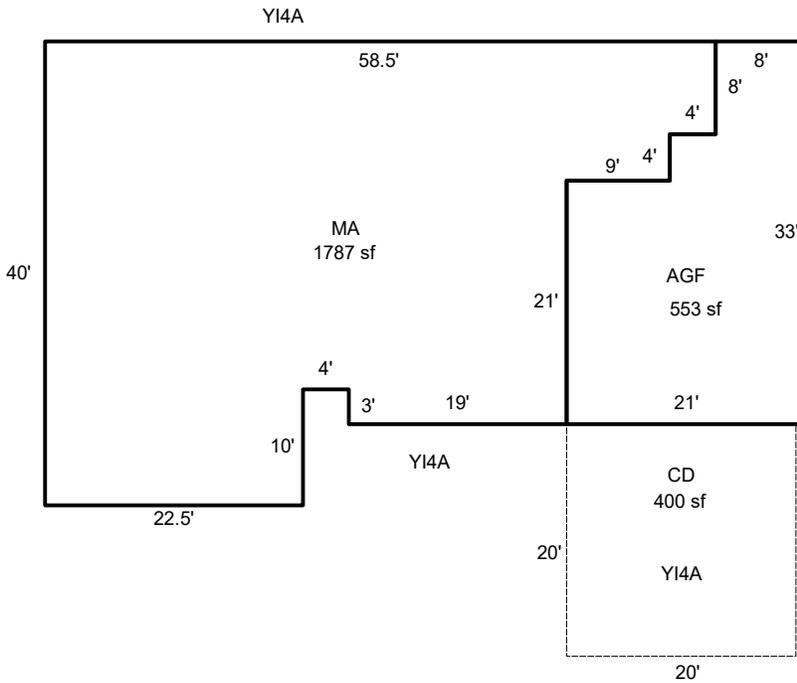
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SKETCH

544396
082W12C 00400

"SEE PAGE ONE FOR ALL BUILDINGS"



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1787.0	203.0	1787.0
GAR	AGF	1.0	553.0	108.0	553.0
P/P	CD	1.0	400.0	80.0	400.0

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