

Acct ID: 544402 MTL: 082W12C001100 Date: 9-23-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401  
 Situs: 4768 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116714 Year: 2025

Last Date Appraised: 06/24/2021 Appraiser: CLINT LUKE Retag: Y  Tag info:

Owner: FALLS, KYLE Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3  LCB TTO INSP AV: 572370  
 RMV Land: 350130 RMV Imp: 887280 RMV Total: 1237410 MAV: 572370 MSAV: 0 SAV: 0  
 Comment: LEVEL 4 6.24.21 CL10

**Notations**

No notation data available.

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTG	OSD - GOOD	60000	05558	0

**Land**

Site: 1 Code Area: 05558 Size: 4.10 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT Description: RMV: 290130 Exception: Y N  
 Adjustment(s): Fire Patrol: Description:  
 Comments: 17-18: PER #94 CHG OSD// 2002-03 REAPPRAISAL.

**Improvements - Residence / Manufactured Structures**

Bldg: 1 Code Area: 05558 Stat Class: 151 Year Blt: 1976 Eff Year Blt: 1998 Sq.Ft: 3490 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 673460  
 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	3490	3	FB-3	1976	1998	KIT-, ROOF, F - 1, BATH - 3, HVAC+	Y N
Garage Attached	5	Finished	648	0	0	1976	1998	ROOF	Y N

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	5	2600	2009	7254	1	Y N
CONCRETE DRIVEWAY	5	440	2009	1128	1	Y N
CONCRETE DRIVEWAY	5	6100	2018	19032	1	Y N
DECK	5	70	2018	1622	1	Y N
PATIO	5	210	2009	1074	1	Y N
PATIO	5	909	2016	4799	0	Y N
ROOF EXTENSION OR PATIO COVER	5	29	2018	816	1	Y N
ROOF EXTENSION OR PATIO COVER	5	144	2018	4051	1	Y N
ROOF EXTENSION OR PATIO COVER	5	160	2018	4501	1	Y N

Bldg: 10 Code Area: 05558 Stat Class: 108 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 1080  
 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
No floor data available									

**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ROOF EXTENSION OR PATIO COVER	1	40	2010	1079	0	Y N

**Improvements - Accessory Buildings**

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 2005 Eff Year Blt: 2005 Sq.Ft: 2160 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 60x36 RMV: 27340  
 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	2160	0	0	2005	2005	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: 2007 Eff Year Blt: 2007 Sq.Ft: 3000 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 50x60 RMV: 39530  
 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	5	Finished	3000	0	0	2007	2007	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 4 Code Area: 05558 Stat Class: 316 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 7200 % Complete: 100  
 Desc: Arenas (HA) Dimensions: 60x120 RMV: 63570  
 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
Horse Arena	4	Finished	7200	0	0	2007	2007	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 5 Code Area: 05558 Stat Class: 341 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 320 % Complete: 100  
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 9850  
 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
Finished Office	6	Finished	160	0	0	2010	2010	FAIR	Exception: Y N
Multi-Purpose Bldg	6	Finished	160	0	0	2010	2010	GOOD	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

PATIO 6 148 2010 586 1 Exception: Y N

Bldg: 6 Code Area: 05558 Stat Class: 351 Year Blt: 2017 Eff Year Blt: 2017 Sq.Ft: 1404 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: 54x26 RMV: 26030  
 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	5	Finished	1404	0	0	2017	2017	FAIR	Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 8 Code Area: 05558 Stat Class: 354 Year Blt: 2007 Eff Year Blt: 2007 Sq.Ft: 360 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 960  
 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 Light Duty	4	Finished	360	0	0	2007	2007		Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

No accessory data available

Bldg: 9 Code Area: 05558 Stat Class: 354 Year Blt: 2010 Eff Year Blt: 2010 Sq.Ft: 500 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: RMV: 1460  
 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 Light Duty	5	Finished	500	0	0	2010	2010		Exception: Y N

**Accessories**

**Description** **Class** **Size SqFt** **Eff Yr Blt** **RMV** **Quantity**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								
Bldg: 11	Code Area: 05558	Stat Class: 905	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 0	% Complete: 100		
Desc: Rural Solar Panel/Array			Dimensions:		RMV: 44000			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0			
<b>Floors</b>								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								
<b>Accessories</b>								
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity			
No accessory data available								

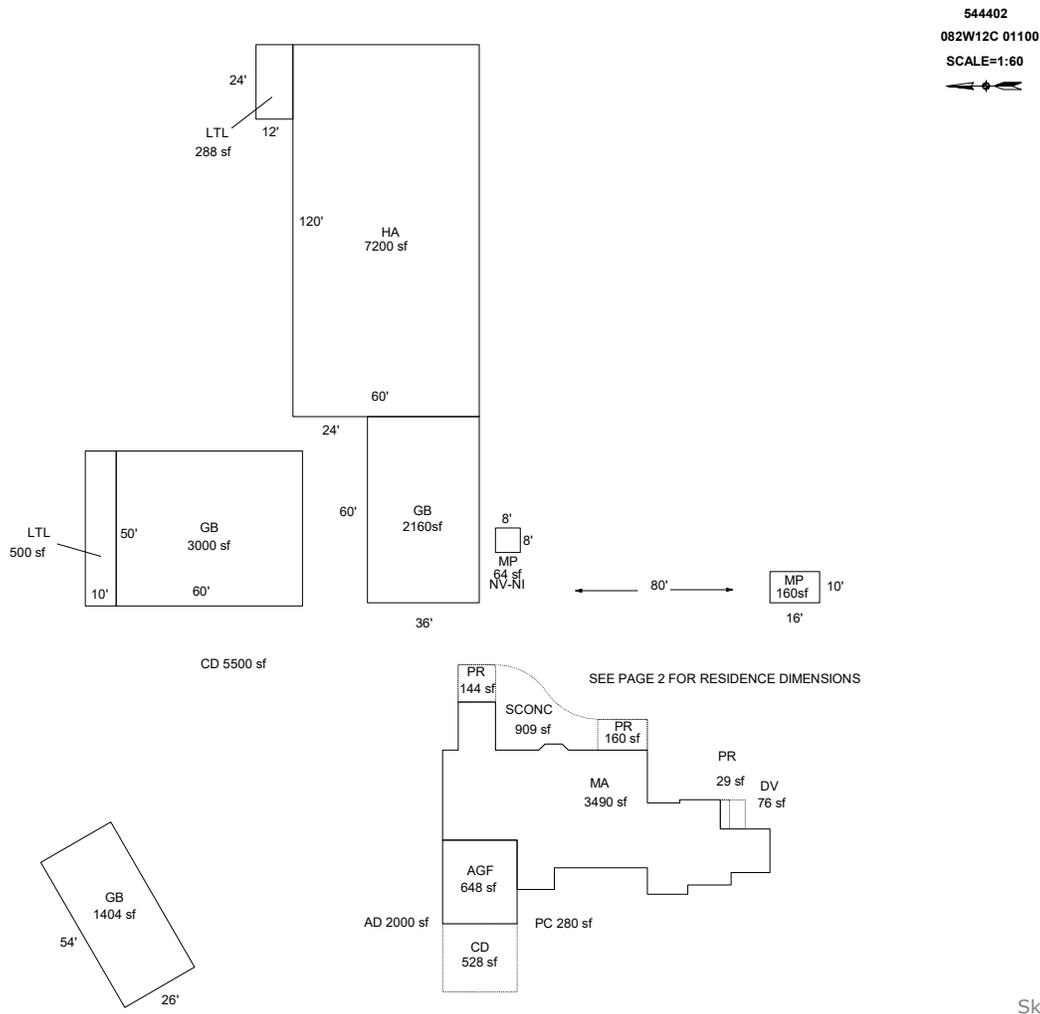
WC

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544402 Parcel No.: 082W12C 01100  
 Property Address: 4768 DUMORE DR SE  
 City: AUMSVILLE County: MARION 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	GB	1.0	3000.0	220.0	
	HA	1.0	7200.0	360.0	
	GB	1.0	2160.0	192.0	
	LTL	1.0	288.0	72.0	
	MP	1.0	64.0	32.0	
	LTL	1.0	500.0	120.0	
	GB	1.0	1404.0	160.0	14616.0
GLA1	MA	1.0	3489.7	352.7	3489.7
GAR	AGF	1.0	648.0	102.0	648.0
MP	MP	1.0	160.0	52.0	160.0
P/P	PR	1.0	144.0	48.0	
	PR	1.0	160.0	52.0	
	PR	1.0	28.5	25.0	
	DV	1.0	76.0	35.0	
	CD	1.0	528.0	92.0	
	SCONC	1.0	908.6	167.0	1845.1
	Net LIVABLE	cnt	2	(rounded)	4,298
	Net BUILDING	cnt	0	(rounded)	14,616

### COMMENT TABLE 1

APEXED BY NRC 05/13/2009  
 EDITED BY NRC 6/28/09  
 UPDATED BY JRONDEMA 7/14/16  
 UPDATED BY CW 12/16/16  
 UPDATED BY JRONDEMA 5/4/17  
 UPDATED BY JRONDEMA 9/20/18  
 UPDATED BY JRONDEMA 3/13/19  
 UPDATED BY CLOBERG 01/21/26

### COMMENT TABLE 2

09' ADDITION TO MA  
 CLUKE 09/23/25

### COMMENT TABLE 3

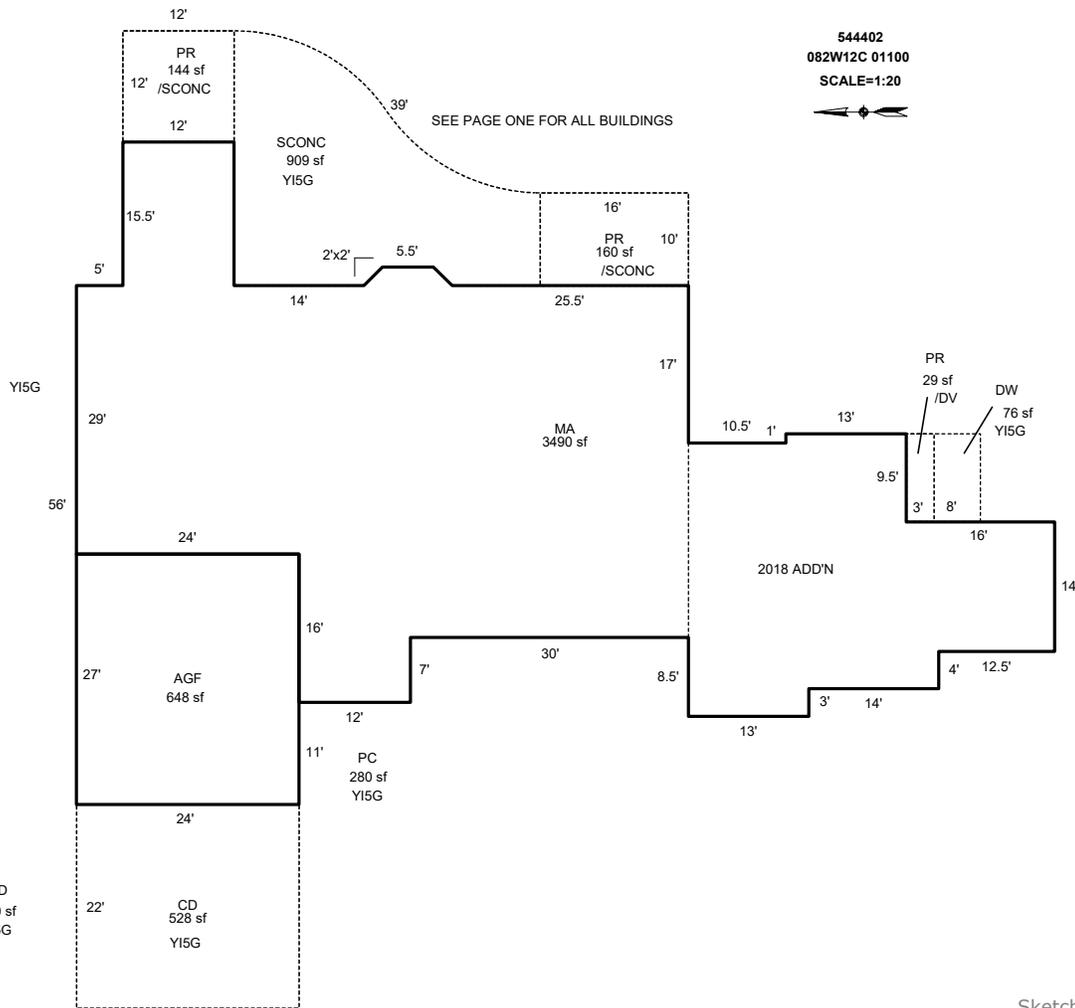
CYCLE L4

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 544402 Parcel No.: 082W12C 01100  
 Property Address: 4768 DUMORE DR SE  
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325  
 Owner:  
 Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	3489.7	352.7	3489.7
GAR	AGF	1.0	648.0	102.0	648.0
P/P	PR	1.0	144.0	48.0	
	PR	1.0	160.0	52.0	
	PR	1.0	28.5	25.0	
	DW	1.0	76.0	35.0	
	CD	1.0	528.0	92.0	
	SCONC	1.0	908.6	167.0	1845.1
	Net LIVABLE	cnt	1 (rounded)		4,138

### COMMENT TABLE 1

APEXED BY NRC 05/13/2009  
 EDITED BY NRC 6/28/09  
 UPDATED BY JRONDEMA 7/14/16  
 UPDATED BY CW 12/16/16  
 UPDATED BY JRONDEMA 5/4/17  
 UPDATED BY JRONDEMA 9/20/18  
 UPDATED BY JRONDEMA 3/13/19  
 UPDATED BY CLOBERG 01/21/26

### COMMENT TABLE 2

09' ADDITION TO MA  
 CLUKE 09/23/25

### COMMENT TABLE 3

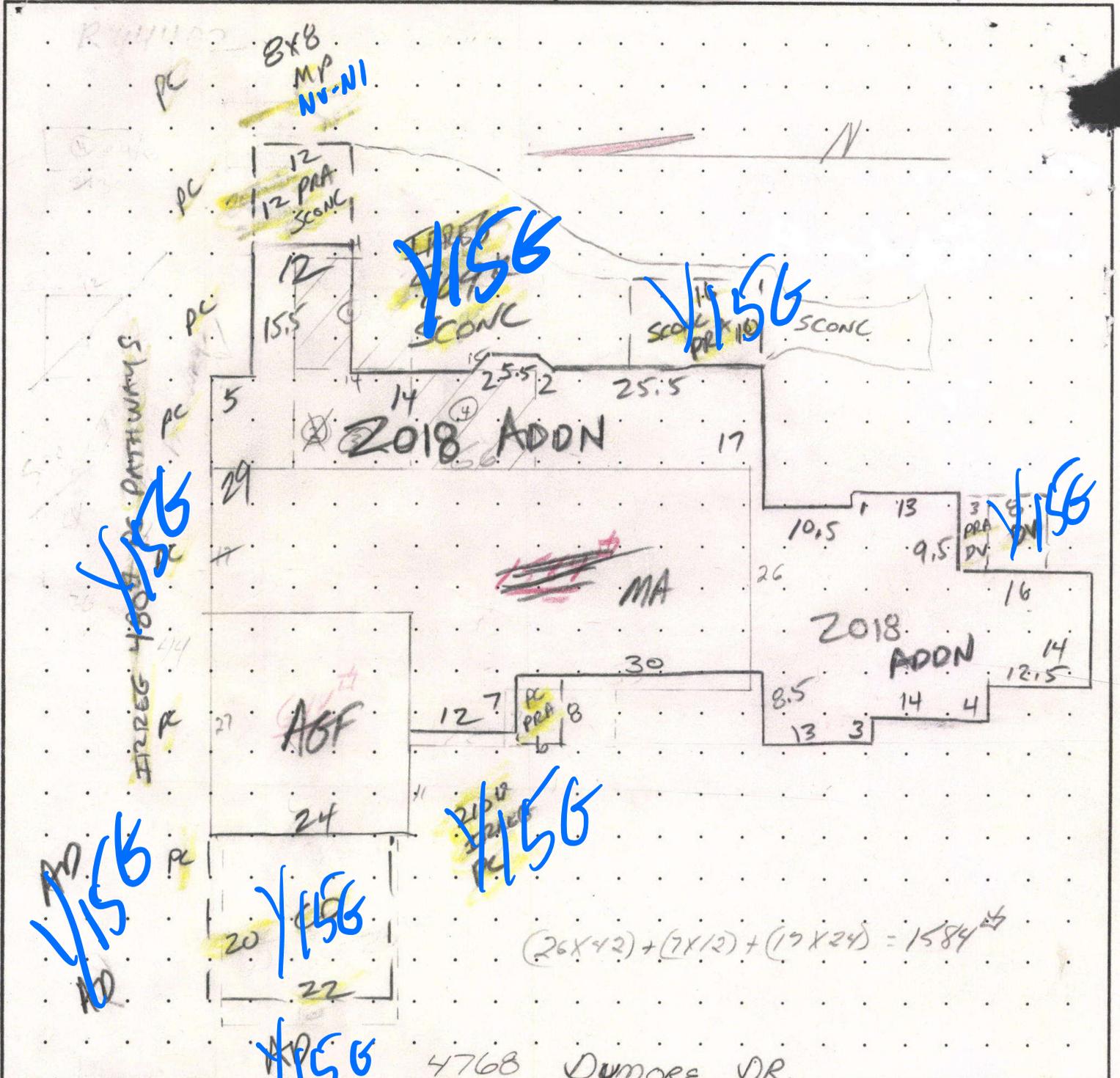
CYCLE L4

FIELD LOG

# 70470-080 BUILDING DIAGRAM AND OUTBUILDINGS

ALCT. NO. 15875-109 R44402

MAP NO. 12-8-2W



4768 Dumore DR.

MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
10-25-76	GR	3490 <sup>sq</sup> BY APEX
2-8-84	King <sup>(34)</sup>	
9-25-91	DK#87	
6-26-02	DT4 NV	
6-24-2021	E10	
		SV-LEVEL 4

1-81-86500

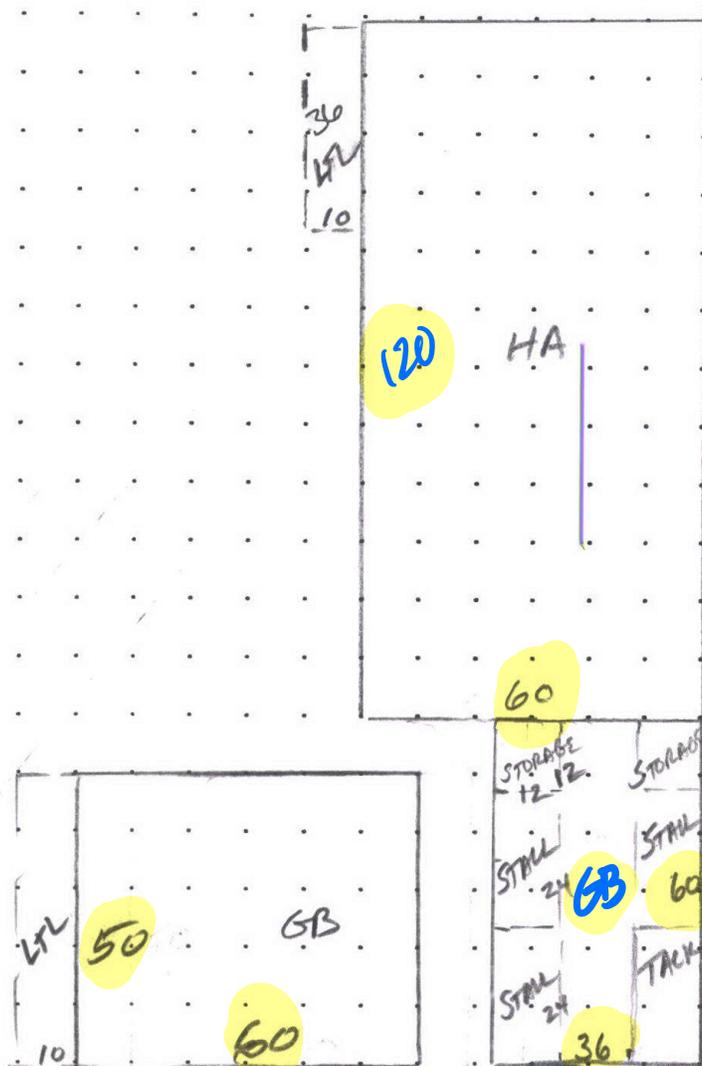
# BUILDING DIAGRAM AND OUTBUILDINGS

CARD 2 OF 2

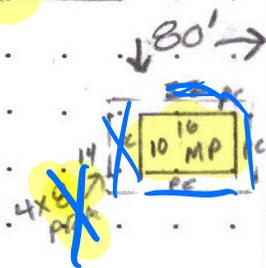
ACCT NO: R44402

MAP NO: 082W12E

TAX LOT: 01100

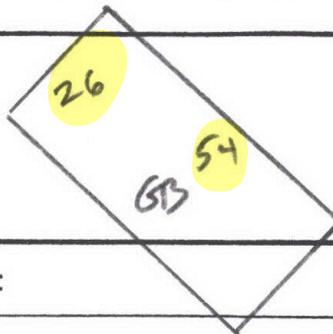


~~TRACT 6100 # 1A~~  
X 156



CALCULATIONS:

SCALE: 1" = 20'



MEASUREMENT VERIFIED

YR BLT:

ADDRESS:

DATE  
6-24-2021

BY  
G10

REMARKS:  
SV-LEVEL 4

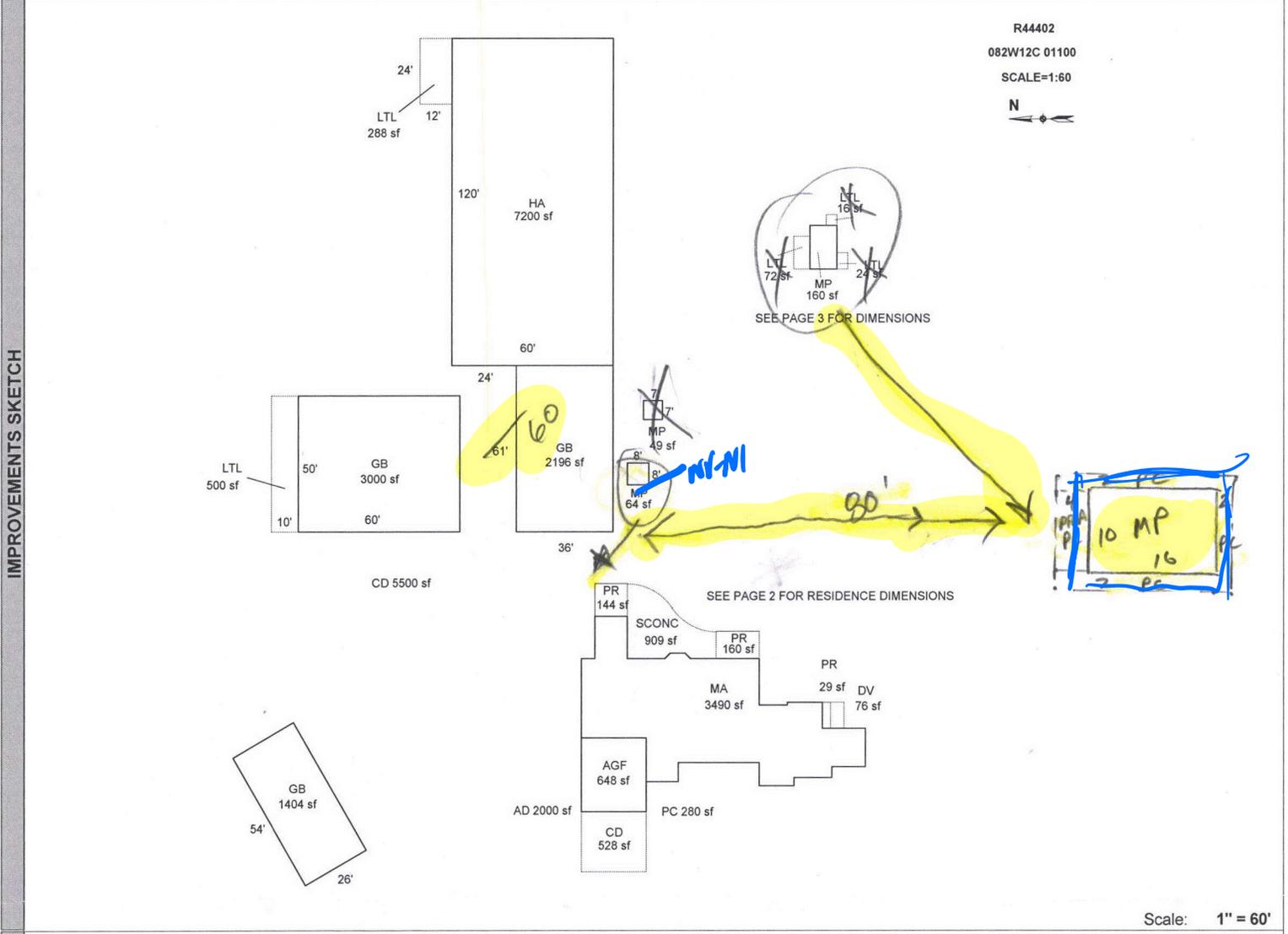
BUILDER:

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W12C 01100

File No R44402

SUBJECT	Property Address <b>4768 DUMORE DR SE</b>			
	City <b>AUMSVILLE</b>	County <b>MARION</b>	State <b>OR</b>	Zip <b>97325</b>
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	GLA1	MA	1.00	3490	353	3490	APEXED BY NRC 05/13/2009 EDITED BY NRC 6/28/09 UPDATED BY JRONDEMA 7/14/16 UPDATED BY CW 12/16/16 UPDATED BY JRONDEMA 5/4/17 UPDATED BY JRONDEMA 9/20/18 UPDATED BY JRONDEMA 3/13/19	
	GBA1	GB	1.00	3000	220			
		HA	1.00	7200	360			
		GB	1.00	2196	194			
		LTL	1.00	288	72			
		MP	1.00	49	28			
		MP	1.00	64	32			
		LTL	1.00	500	120			
		MP	1.00	160	52			
		LTL	1.00	72	36			
		LTL	1.00	24	20			
		LTL	1.00	16	16			
		GB	1.00	1404	160	14973		
	GAR	AGF	1.00	648	102	648		
	P/P	PR	1.00	144	48			
		PR	1.00	160	52			
		PR	1.00	29	25			
		DV	1.00	76	35			
		CD	1.00	528	92			
		SCONC	1.00	909	167	1845		
	Net LIVABLE Area (rounded w/ factors)					3490		
	Net BUILDING Area (rounded w/ factors)					14973		
							Comment Table 2	Comment Table 3
							09' ADDITION TO MA	

# SKETCH/AREA TABLE ADDENDUM

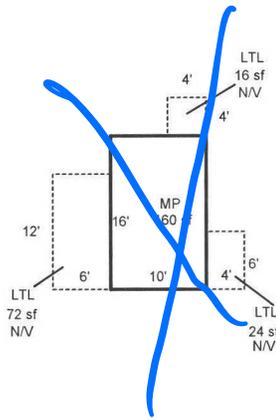
Parcel No 082W12C 01100

File No R44402

SUBJECT	Property Address 4768 DUMORE DR SE			
	City AUMSVILLE	County MARION	State OR	Zip 97325
	Owner			
	Client			
	Appraiser Name			

R44402  
082W12C 01100  
SCALE=1:20  
N

SEE PAGE 1 FOR ALL BLDGS



DELETE THIS PAGE

Scale: 1" = 60'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GBA1	MP	1.00	160	52	272
		LTL	1.00	72	36	
		LTL	1.00	24	20	
LTL		1.00	16	16		
Net BUILDING Area (rounded w/ factors)					272	

Comment Table 1	
APEXED BY NRC 05/13/2009 EDITED BY NRC 6/28/09 UPDATED BY JRONDEMA 7/14/16 UPDATED BY CW 12/16/16 UPDATED BY JRONDEMA 5/4/17 UPDATED BY JRONDEMA 9/20/18 UPDATED BY JRONDEMA 3/13/19	
Comment Table 2	Comment Table 3
09' ADDITION TO MA	

# SKETCH/AREA TABLE ADDENDUM

Parcel No 082W12C 01100

File No R44402

Property Address 4768 DUMORE DR SE

City AUMSVILLE

County MARION

State OR

Zip 97325

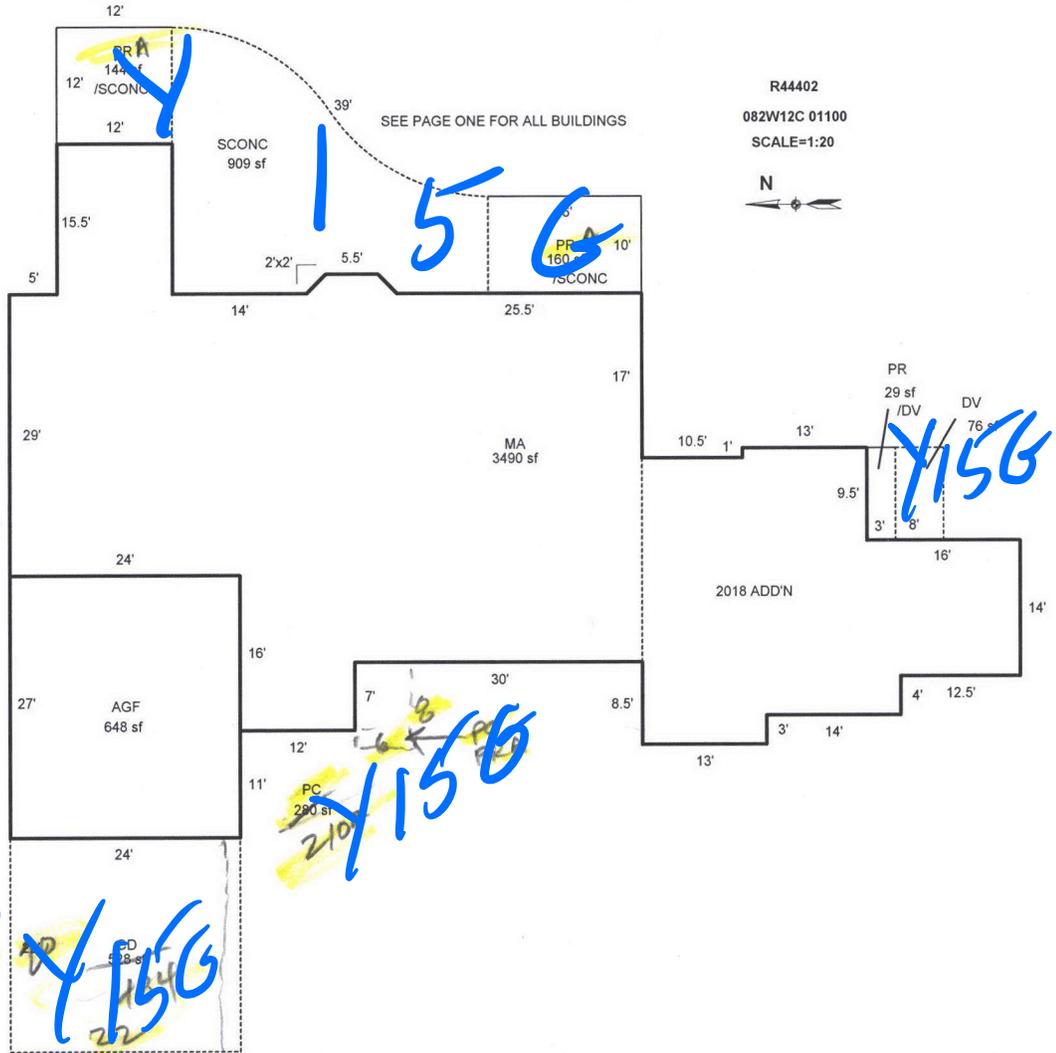
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 60'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	3490	353	3490
GAR	AGF	1.00	648	102	648
P/P	PR	1.00	144	48	
	PR	1.00	160	52	
	PR	1.00	29	25	
	DV	1.00	76	35	
	CD	1.00	528	92	
	SCONE	1.00	909	167	1845

## Comment Table 1

APEXED BY NRC 05/13/2009  
 EDITED BY NRC 6/28/09  
 UPDATED BY JRONDEMA 7/14/16  
 UPDATED BY CW 12/16/16  
 UPDATED BY JRONDEMA 5/4/17  
 UPDATED BY JRONDEMA 9/20/18  
 UPDATED BY JRONDEMA 3/13/19

## Comment Table 2

09' ADDITION TO MA  
 12/11/18 S.R.#794 tag 5

## Comment Table 3

*4000 97325 C/10/14*

Net LIVABLE Area (rounded w/ factors) 3490