

Summary

Lead Appr: WW 11/19 Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 6/25/2025

Acct ID: 563348 MTL: 082W13B001500 Date: 9-26-25 Appr: CLLU Prop Class: 401 RMV Prop Class: 401

Situs: 5457 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 115352 Year: 2025

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

Owner: STURGEON JRLT Roll Type: R

☒ Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 ☒ LCB TTO INSP AV: 448380

RMV Land: 286690 RMV Imp: 456660 RMV Total: 743350 MAV: 448380 MSAV: 0 SAV: 0

Comment:

INPUT 11-19-25

CLLU

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: 2.08 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class:	Value Source: Rural at MKT	Description:			RMV: 236690	Exception: Y N
Adjustment(s):			Fire Patrol:	Description:		
Comments: 2002-03 REAPPRAISAL.						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 05558	Stat Class: 143 +	Year Blt: 1974	Eff Year Blt: 1998	Sq.Ft: 2057	% Complete: 100
Desc: One Story with basement				Dimensions:	RMV: 434180	
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	
First Floor	4 +	Finished	1441	3	FB-1	1974	1998	HVAC+, FP - 1, ROOF, KIT, BATH - 1	Exception: Y N
Basement	4 +	Finished	616	2	FB-1	1974	1998	FP - 1, HVAC+, BATH - 1	Exception: Y N
Garage Attached	4	Finished	549	0	0	1974	1998	ROOF	Exception: Y N
Carport Attached	2	Unfinished	288	0	0	1974	1974	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
CONCRETE DRIVEWAY	4	1430	1974	3485	1	Exception: Y N
DECK	4	1200	1974	18000	1	Exception: Y N
PATIO	4	168	1974	693	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	56	1974	1218	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2	Code Area: 05558	Stat Class: 351	Year Blt: 2000	Eff Year Blt: 2008	Sq.Ft: 1296	% Complete: 100
Desc: General Purpose Building (GB)				Dimensions: 36x36	RMV: 20630	
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	
General Purpose Bldg	5	Finished	1296	0	0	2000	2008	FAIR	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
ASPHALT DRIVEWAY	5	864	2000	1630	1	Exception: Y N

Bldg: 3	Code Area: 05558	Stat Class: 353	Year Blt: 2000	Eff Year Blt: 2008	Sq.Ft: 144	% Complete: 100
Desc: Machine Shed (MS)				Dimensions: 12x12	RMV: 1850	
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	
Machine Shed	5	Finished	144	0	0	2000	2008	FAIR	Exception: Y N

Accessories

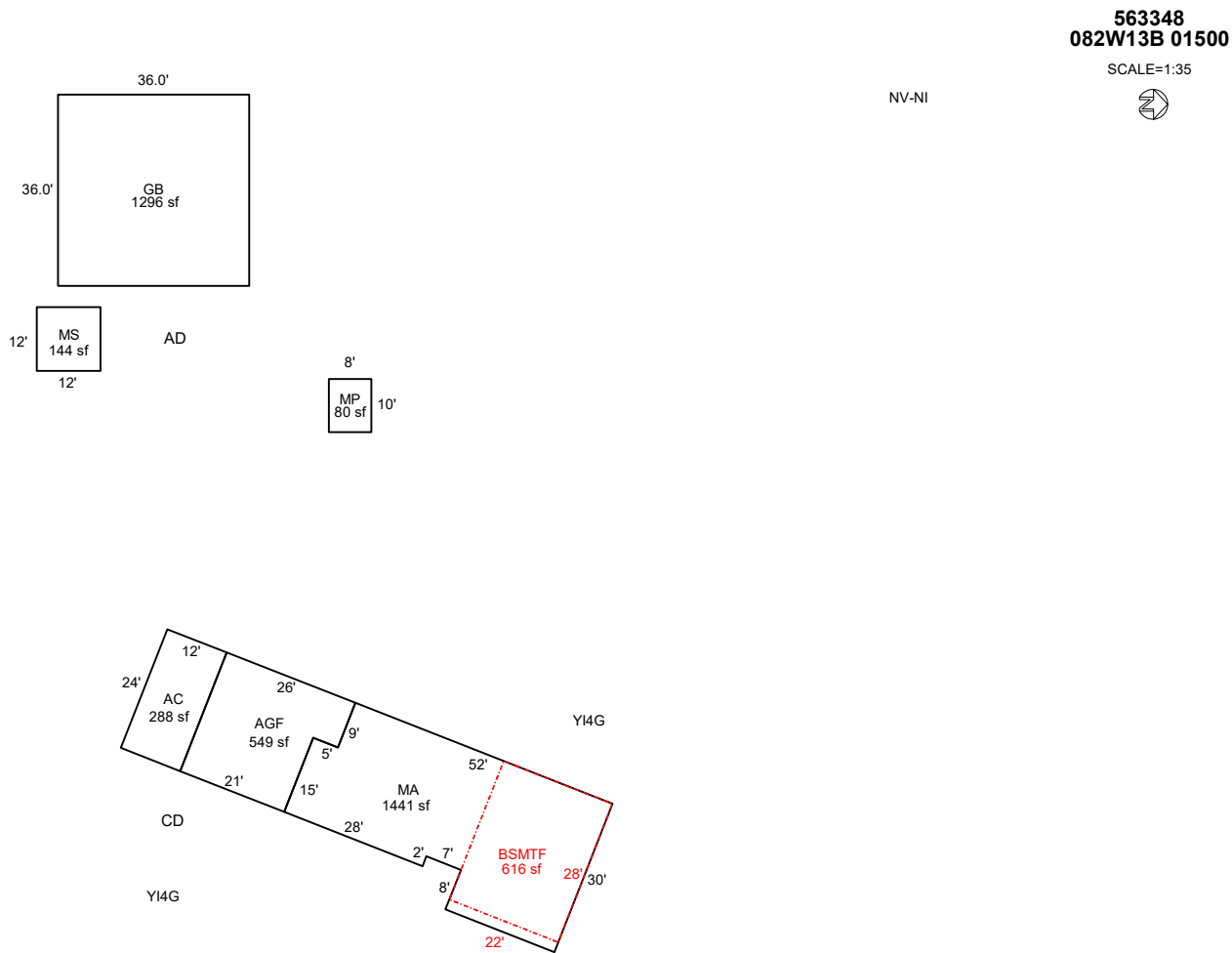
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 563348 Parcel No.: 082W13B 01500
 Property Address: 5457 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	GB	1.0	1296.0	144.0	
	MS	1.0	144.0	48.0	
	MP	1.0	80.0	36.0	1520.0
GLA0	BSMTF	1.0	616.0	100.0	616.0
GLA1	MA	1.0	1441.0	178.0	1441.0
GAR	AGF	1.0	549.0	100.0	
	AC	1.0	288.0	72.0	837.0
	Net LIVABLE	cnt	0	(rounded)	2,057
	Net BUILDING	cnt	3	(rounded)	1,520

COMMENT TABLE 1

APEXED BY NRC 05/18/2009
 UPDATED BY CLOBERG 10/28/25

COMMENT TABLE 2

CLUKE 09/26/25

COMMENT TABLE 3

CYCLE L4