

Acct ID: 544404 MTL: 082W12C000800 Date: 9-23-25 Appr: Come Prop Class: 401 RMV Prop Class: 401
 Situs: 4928 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116716 Year: 2025
 Last Date Appraised: 10/17/2023 Appraiser: CLINT LUKE Retag: Y N Tag info: 2024 - Tags/Permit (Condition)
 Owner: LEETH, ZACHERY Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 4 LCB TTO INSP AV: 365260
 RMV Land: 345710 RMV Imp: 319600 RMV Total: 665310 MAV: 365260 MSAV: 0 SAV: 0
 Comment: 24-25: L2 10.17.23 GRH
 23-24: L4 03.29.23 WW

INPUT 11-29-25 Come

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: 3.18 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2BDS Value Source: Rural at MKT Description: TWO BENCH DRY SOUTH SPECIAL RMV: 295710 Exception: Y N
 S
 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: 1994 Sq.Ft: 1635 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 294260
 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	1635	3	FB-2	1977	1994	KIT+, HVAC, ROOF, BATH - 2	Y N
Garage Attached	4	Finished	629	0	0	1977	1994	ROOF	Y N

AVC AVC

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS FAIR	4	0	1994	16371	1	Y N

NC

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 2520 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 60x30 RMV: 25340
 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	1800	0	0	1993	1993	AVG	Y N
Finished Office	5	Finished	720	0	0	1993	1993		Y N

GOOD

Accessories

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

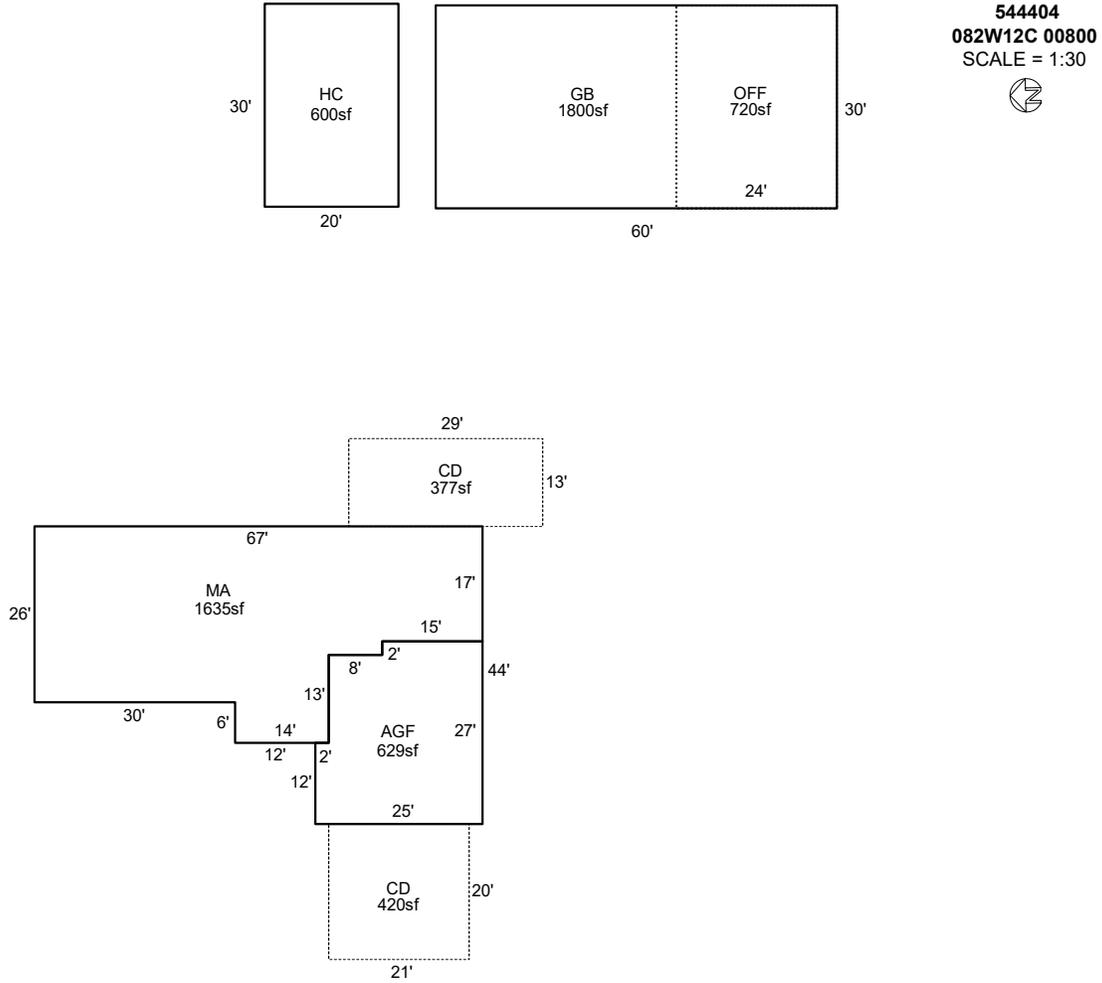
Hc 5 20x30 AVE 2024 NEW

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 544404 Parcel No.: 082W12C 00800
 Property Address: 4928 DUMORE DR SE
 City: AUMSVILLE County: MARION State: OR ZipCode: 97325
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1800.0	180.0	
	HC	1.0	600.0	100.0	2400.0
GLA1	MA	1.0	1635.0	198.0	1635.0
GAR	AGF	1.0	629.0	104.0	629.0
OTH	OFF	1.0	720.0	108.0	720.0
P/P	CD	1.0	377.0	84.0	
	CD	1.0	420.0	82.0	797.0

COMMENT TABLE 1

APEXED BY NRC 05/13/2009
 UPDATED BY WW 04.26.23
 UPDATED BY CJURAN 11/06/2023
 UPDATED BY CLOBERG 10/27/25

COMMENT TABLE 2

WW 03.29.23
 GRH 10/17/2023
 CLUKE 09/23/25

COMMENT TABLE 3

SV L4
 TAGS L2
 CYCLE L4

Net LIVABLE	cnt	0	(rounded)	1,635
Net BUILDING	cnt	2	(rounded)	2,400