

Acct ID: 544403 MTL: 082W12C001000 Date: 9-23-25 Appr: Gene Prop Class: 401 RMV Prop Class: 401
 Situs: 4848 DUMORE DR SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 116715 Year: 2025
 Last Date Appraised: 05/08/2019 Appraiser: CLINT LUKE Retag: Y 0 Tag info: INPUT 12-3-25 Gene
 Owner: UTTERBACK, ERIC Roll Type: R
 Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 0 LCB TTO INSP AV: 341800
 RMV Land: 323550 RMV Imp: 288800 RMV Total: 612350 MAV: 341800 MSAV: 0 SAV: 0
 Comment:

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: 3.37 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: Value Source: Rural at MKT Description: RMV: 273550 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: ABATEMENT \$291.15 .2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 141 - Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1540 % Complete: 100
 Desc: One Story Only Dimensions: RMV: 226830
 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	1540	3	FB-2	1976	1976	FP - 1, HVAC, COOP KIT+, BATH 2	Exception: Y N
Garage Attached	4	Finished	440	0	0	1976	1976	ROOF	Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	4	320	1976	790	1	Exception: Y N
PATIO	4	160	1976	669	1	Exception: Y N
PATIO	4	528	1976	2207	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	80	1976	1763	1	Exception: Y N
ROOF EXTENSION OR PATIO COVER	4	192	1976	4232	1	Exception: Y N

Improvements - Accessory Buildings

Bldg: 2 Code Area: 05558 Stat Class: 341 Year Blt: 2013 Eff Year Blt: 2013 Sq.Ft: 144 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x12 RMV: 5650
 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	144	0	0	2013	2013	FAIR	Exception: 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: 1993 Eff Year Blt: 1993 Sq.Ft: 1080 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x36 RMV: 8850
 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	1080	0	0	1993	1993	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: 341 Year Blt: Eff Year Blt: Sq.Ft: 48 % Complete: 100

Desc: Multi Purpose Shed (MP)

Dimensions: 8x6

RMV: 0

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
Multi-Purpose Bldg	4	Finished	48	0	0	0	0		

Remove RMV

Accessories

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

Bldg: 6 Code Area: 05558 Stat Class: 351 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 2400 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 40x60, 40x12 RMV: 47210
 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	2400	0	0	2006	2006		
GP Building Attic	5	Finished	480	0	0	2008	2008		

70% RMV

Accessories

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

Bldg: 7 Code Area: 05558 Stat Class: 354 Year Blt: 2006 Eff Year Blt: 2006 Sq.Ft: 100 % Complete: 100
 Desc: Lean-to Light (LTL) Dimensions: RMV: 260
 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	100	0	0	2006	2006		

60% RMV

Accessories

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 082W12C 01000

File No R44403

Property Address 4848 DUMORE DR SE

City AUMSVILLE

State OR

Zip 97325

Owner

Client

Appraiser Name

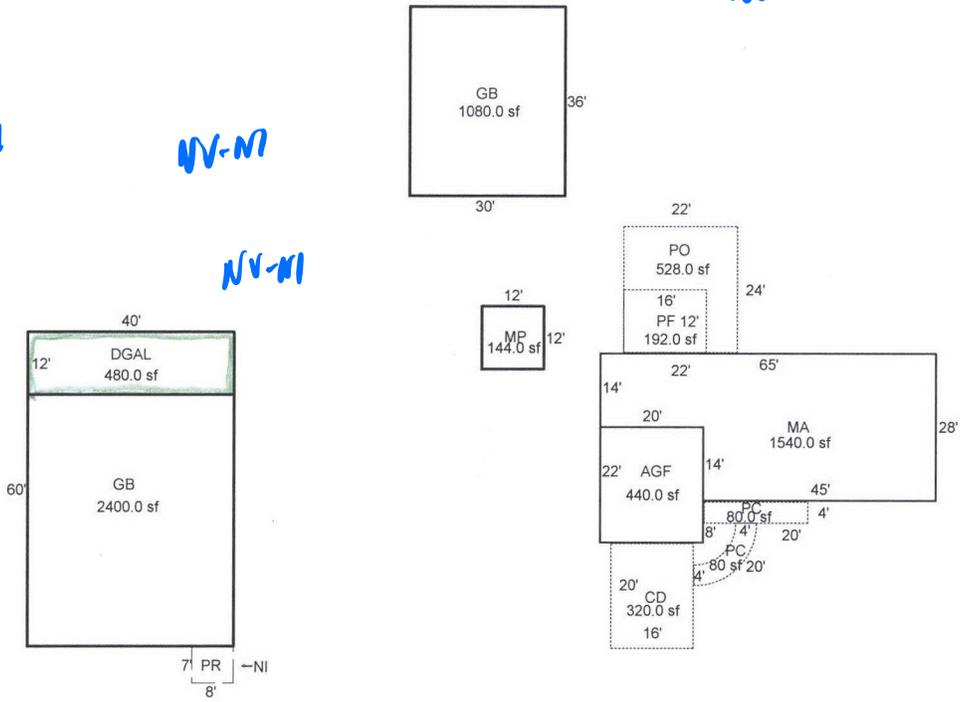
082W12C 01000
R44403
SCALE=1:20

NV-NI

NV-M

NV-M

NV-M



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1540.00	186.0	1540.00
GBA1	MP	1.00	144.00	48.0	
	GB	1.00	2400.00	200.0	
GBA2	GB	1.00	1080.00	132.0	3624.00
	DGAL	1.00	480.00	104.0	480.00
GAR	AGF	1.00	440.00	84.0	440.00
YI	CD	1.00	320.00	72.0	
	PC	1.00	80.00	48.0	
	PC	1.00	61.42	38.9	
	PO	1.00	528.00	92.0	
	PF	1.00	192.00	56.0	1181.42
	Net LIVABLE Area	(rounded w/ factors)			1540
	Net BUILDING Area	(rounded w/ factors)			4104

Comment Table 1

APEXED BY NRC 05/13/2009
UPDATE BY PH 8/1/19

Comment Table 2

Geo SBA Cycle 12
Env 97325 Cycle 24

Comment Table 3

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS