

Acct ID: 562735 MTL: 082W13D000900 Date: 1.21.26 Appr: JJS Prop Class: 409 RMV Prop Class: 409
 Situs: 5861 VILLAGE VIEW CT SE AUMSVILLE OR 97325 MaSaNh: 01 06 000 Unit: 103041 Year: 2026

Last Date Appraised: 09/15/2025 Appraiser: CLINT LUKE Tag: Y N Tag info: _____
 Owner: COX, RONALD L Last Sales Date: 08/29/2025 Roll Type: R
 Cycle: Q Sales Verification Other: _____ Inspection level: 1 2 3 LCR TTO INSP AV: 277620
 RMV Land: 317010 RMV Imp: 250370 RMV Total: 567380 MAV: 277620 MSAV: 0 SAV: 0
 Comment: 26-27 L4 9/15/25 CLUKE

OSDs Per Owner old MFB turned to storage

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

Land

Site: 1 Code Area: 05558 Size: 2.46 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0
 Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 262010 Exception: Y N
 Adjustment(s): _____ Fire Patrol: _____ Description: _____
 Comments: 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05558 Stat Class: 447 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1674 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 4, 26' THROUGH 28' WIDE DOUBLE Dimensions: 62x27 RMV: 127800
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1674	3	FB-2	2018	2018	SKRT+, HVAC+, ROOF+, KIT, BATH - 2	Y N

Accessories

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

Bldg: 4 Code Area: 05558 Stat Class: 108 Year Blt: 1980 Eff Year Blt: 1980 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: _____ RMV: 11280
 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
ASPHALT DRIVEWAY	1	5787	1980	11284	1

Bldg: 6 Code Area: 05558 Stat Class: 456 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 1240 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE Dimensions: _____ RMV: 60840
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: _____ Adjust RMV: 0 Subtype: P

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	1240	2	FB-2	1976	1976	KIT, SKIRT, ROOF, HVAC+, FP - 1, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ENCLOSED PORCH	624	2009	23344	1	1

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05558 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 2000 Sq.Ft: 800 % Complete: 100.00
 Desc: General Purpose Building (GB) Dimensions: 40x20 RMV: 10160
 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	800	0	0	1975	2000	FAIR	Y N

Accessories

Entered on Inval - Account balance personal

123403-P

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

No accessory data available

Bldg: 2 Code Area: 05558 Stat Class: 355 Year Blt: 1986 Eff Year Blt: 2000 Sq.Ft: 480 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 40x12 RMV: 1790
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 Heavy Duty	4	Finished	480	0	0	1986	2000		Exception: Y N

Accessories

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

No accessory data available

Bldg: 5 Code Area: 05558 Stat Class: 351 Year Blt: 1979 Eff Year Blt: 2005 Sq.Ft: 1920 % Complete: 100.00
Desc: General Purpose Building (GB) Dimensions: 48x40 RMV: 29940
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	1920	0	0	1979	2005	AVG	Exception: Y N

Accessories

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

No accessory data available

Bldg: 7 Code Area: 05558 Stat Class: 341 Year Blt: 2002 Eff Year Blt: 1995 Sq.Ft: 288 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: 24x12 RMV: 3180
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	5	Finished	288	0	0	2002	1995	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: 341 Year Blt: 2000 Eff Year Blt: 2000 Sq.Ft: 200 % Complete: 100.00
Desc: Multi Purpose Shed (MP) Dimensions: RMV: 0
Func Obsc: 0 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	200	0	0	2000	1975		Exception: Y N

Accessories

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

No accessory data available

Bldg: 9 Code Area: 05558 Stat Class: 355 Year Blt: Eff Year Blt: 2022 Sq.Ft: 768 % Complete: 100.00
Desc: Lean-to Heavy (LTH) Dimensions: 48x16 RMV: 5380
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 Heavy Duty	4	Finished	768	0	0	0	2022		Exception: Y N

Accessories

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

No accessory data available

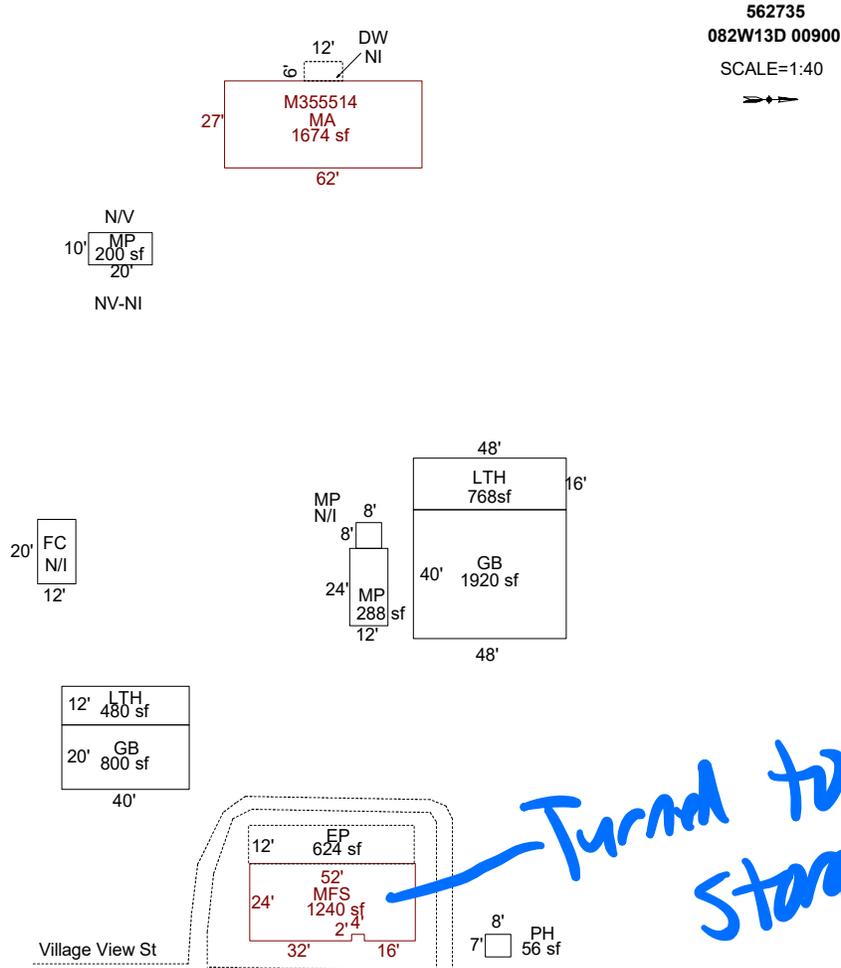


SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 562735 Parcel No.: 082W13D 00900
 Property Address: 5861 VILLAGE VIEW CT 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	LTH	1.0	480.0	104.0	
	GB	1.0	800.0	120.0	
	PH	1.0	56.0	30.0	
	MP	1.0	288.0	72.0	
	GB	1.0	1920.0	176.0	4512.0
GLA1	MFS	1.0	1240.0	156.0	
	MA	1.0	1674.0	178.0	2914.0
P/P	EP	1.0	624.0	128.0	
	DW	1.0	72.0	36.0	696.0
	Net LIVABLE	cnt	0 (rounded)		2,914
	Net BUILDING	cnt	7 (rounded)		4,512

COMMENT TABLE 1

APEXED BY NRC 07/16/2009
 Edited to add MP,LTL,EP, remove YI3F, chg MS to GB 5/8
 UPDATED BY JRONDEMA 1/31/19
 UPD BY PH 05.26.20
 UPDATED BY CLOBERG 10/24/25

COMMENT TABLE 2

12.21.18 SR #94 TAGS
 11.19.19 SR #94
 CLUKE 09/15/25

COMMENT TABLE 3

TAGS: PICTO
 CYCLE L4

SSS 1.21.26 Tags L2