

lak 11.21.24

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: _____

Acct ID: 130795 MTL: 083W09DC02200P1 Date: 11/5/24 Appr: 02 Prop Class: 019 RMV Prop Class: 019

ts 12-16-24

10/2/2024

Situs: 5028 CUMBERLAND CT SE # 25 SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 142410 Year: 2024 us.26

Last Date Appraised: 06/20/2016 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: PHILLIPS, DEBRA J Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 46520

RMV Land: 0 RMV Imp: 59170 RMV Total: 59170 MAV: 46520 MSAV: 0 SAV: 0

Comment: CUMBERLAND PARK, SPACE #25, MS SERIAL # ORFLGN2ABG19480611, X # X00196795, PERSONAL MS

Notations update inv d 94B 510

No notation data available.

OSDs

No OSD data available.

Land

No land data available.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 Year Blt: 1986 Eff Year Blt: 1980 Sq.Ft: 1512 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 56x27 RMV: 59170

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	5	Finished	1512	3	FB-2	1986	1980	BATH - 2, KIT-, HVAC+, ROOF, SKIRT Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
DECK	5	120	1980	528	0	Exception: Y N
DECK	5	463	1980	2037	0	Exception: Y N
HOT TUB / SPA <u>delete</u>	5	0	1980	0	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	80	1980	464	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	120	1980	696	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	5	120	1980	696	0	Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



New Roof
Realtor.com
updated kit. floors
doors
MLS
10/24/24

If yes, it cannot be

M130795 083W09DC0200 Appr # DT4 Date 6-20-16 Prop Class 019 Prog Code 157
 Site Address 3028 CUMBERLAND CT SE, #25 Franchise Code 04 Year Forc 2016-2017
 Owner WAGNER, GABRIELA Sales Verification Other: Change

Notes: Change

RMV Imp: 23,420 RMV Total: 23,420 MFG Total: 23,420

Seg. Type MA Seg. # 1.1 Method: M04 Class 5D Area 1512 Eff. Area 1512 Length 56 Width 27
 Make: FLEETWOOD Model: GREEN HILL Int. Finish: OYDENSEM Roof Cover: COMP Bedrooms: 3
 Plumbing: BATH2 Heat: HIP Fireplace: Int. Comp: SW (16X)
 Year Built 1986 Eff. Year Built 1980 Cond. P F A G E % Comp Econ RMV 17,220
 Adj Codes: NSLCLMD City 5
 Lump Sum Except Code/Year Comments

Accessory Improvements

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 80 Eff. Area 80
 Length 10 Foundation Ex. Wall Roof Cover
 Roof Style Width 8 Floor Plumbing
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 530
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 463 Eff. Area 463
 Length 20 Foundation Ex. Wall Roof Cover
 Roof Style Width 6 Floor Plumbing
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 1,040
 Lump Sum Except Code/Year Comments

Seg. Type PB MFD STRUCT Seg. # 1.6 Method: R05 Class Area 120 Eff. Area 120
 Length 20 Foundation Ex. Wall Roof Cover COMP
 Roof Style Width 6 Floor Plumbing
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 790
 Lump Sum Except Code/Year Comments

Seg. Type DF MFD STRUCT Seg. # 1.7 Method: R05 Class Area 120 Eff. Area 120
 Length 20 Foundation Ex. Wall Roof Cover
 Roof Style Width 6 Floor Plumbing
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 530
 Lump Sum Except Code/Year Comments

Seg. Type PA MFD STRUCT Seg. # 1.8 Method: R05 Class Area 120 Eff. Area 120
 Length 20 Foundation Ex. Wall Roof Cover
 Roof Style Width 6 Floor Plumbing
 Year Built Eff. Year Built: 1986 Cond. P F A G E % Comp Econ RMV: 790
 Lump Sum Except Code/Year Comments

Out Buildings and Skirting

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 166 Eff. Area 166
 Length Width Foundation Ex. Wall WOOD Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. 1986 Eff. Yr. Bilt. 1986
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 520
 Lump Sum Except Code/Year Comments

Seg. Type HT MFD STRUCT Seg. # 1.5 Method: F:N Class Area Eff. Area 0
 Length Width Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Bilt. Eff. Yr. Bilt.
 Cond. P F A G E Adj. Codes % Comp Func Econ RMV: 0
 Lump Sum Except Code/Year Comments

BUILDING DIAGRAM AND OUTBUILDINGS

M130795 ACCT NO: X 196795 MAP NO: TAX LOT:

CALCULATIONS: $(27 \times 56.5) + (15 \times \frac{3+12}{2}) - (15 \times 15) = 1512$ SCALE: 1" = 20'

CUMBERLAND PARK # 25

MEASUREMENT VERIFIED		YR BILT: 86	ADDRESS: 5028 CUMBERLAND CT	SALES Date Amt.	
DATE	BY	REMARKS:	BUILDER: FLEETWOOD GREENHILL		
6-18-89	KK805				
1-23-91	KK869				
1-23-97	DT/4	NV			
4-17-13	DT4	TAG - NV.			



5028

6-20-16 M130795



Marion County
OREGON
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

Appraiser Sales Verification From

Primary Acct: 130795
MTL: 083W09DC02200
MaSaNh/P.Class: 1605003/019
Appraiser: THERESA
MS Acct: SWEARINGEN
130795

Situs: 5028 CUMBERLAND CT SE # 25 SALEM, OR 97306

Grantor:
JAM SERVICE LLC

Grantee:
PHILLIPS, DEBRA J

Deed: MS
Accts In Sale: 1
Sale Date: 4/12/2024
Sale Price: 139,950
Code: 33
Ratio: 42

Total Sale RMV:
Land:
OSD:
Imp:
Grand Total: 59170

Attempt	Date/Time	Reason
1 st		
2 nd		

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 17 MLS: 815857 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

Appraiser: _____ Date: _____