

lak 11.21.24

Summary Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_ Print Date: \_\_\_\_\_

Acct ID: 130915 MTL: 083W09DC00900P1 Date: 11/5/24 Appr: OR ts 12-16-24 10/2/2024  
Prop Class: 019 RMV Prop Class: 019

Situs: 5041 CUMBERLAND CT SE # 16 SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 142445 Year: 2024 15.26

Last Date Appraised: 01/03/2023 Appraiser: THERESA SWEARINGEN Retag: Y N Tag info:

Owner: FREEMAN, CHRISTINE DENISE Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4 LCB TTO INSP AV: 39410

RMV Land: 0 RMV Imp: 104920 RMV Total: 104920 MAV: 39410 MSAV: 0 SAV: 0

Comment: 23-24: L3 01.03.23 TS

Notations update HVAC ETD

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: 1987 Eff Year Blt: 1999 Sq.Ft: 1188 % Complete: 100

Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 44x27 RMV: 104920

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
First Floor	5 +	Finished	1188	3	FB-2	1987	1999	BATH - 2, KIT-, HVAC, ROOF+, SKIRT	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	48	1999	486	0	Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



Red in  
new Floors, Ant  
w/wr.

5324 23 #2 1/3/23

MLS 790589

P.O. ✓

# Improvement Detail

MARION County

For Assessment Year 2023

LAK

Account ID 130915

Map 083W09DC00900P1

Appraiser THERESA SWEARINGEN

Inspected 09/20/2017

Mailing COCHRAN, CHRISTOPHER ADAM  
5041 CUMBERLAND CT SE # 16  
SALEM OR 97306

Appraisal Area 06-05-003

Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'  
WIDE DOUBLE

Situs 5041 CUMBERLAND CT SE #16 SALEM OR 97306

ts 3-31-23

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	RMV	Taxable RMV	MAV	Exception	AV	Sqft
1	24010	1987	1999	100	43	243	Tabled	55,770	55,770	38,270	0	38,270	1,188

Rooms: 3 - BD, 2 - FB

### Floor Segments

Description	Yr Blt	Eff Yr	% Good	Class	Comp %	OR %	Sqft	RCN
First Floor	1987	1999	43	5 +	100		1,188	108,452

### Improvement Inventory

F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	BATH - FULL	2	3,229	1st	HOOD & FAN ✓	1	441
1st	DISHWASHER ✓	1	775	1st	ROOF COVER - ARCHITECTURAL COMP ✓	1,188	0
1st	DRYWALL ✓	1,188	0	1st	SKIRTING - METAL ✓	142	337
1st	FORCED AIR ✓	1,188	3,899		WOOD		

### Accessories

Description	Eff Yr	Size	Qty	RMV
WOOD DECK	1999	48		454

### Totals

Description	RMV
First Floor	\$55,315
Inventory	\$0
Accessories	\$454
Trend	100.00 %
<b>Total RMV</b>	<b>\$55,770</b>

### Size Breakdown

Size Breakdown	RMV
Finished	1,188

Comments 17-18 EYB UPDATE// 16-17 CYCLE WORK INV UPDATE EYB// 05-06: RECALC SETUP; SS 28, 08-02-04

update INV  
I/O





**Marion County**  
OREGON  
ASSESSOR'S OFFICE

Date Printed: 10/2/2024

**Appraiser Sales Verification From**

Primary Acct: 130915  
MTL: 083W09DC00900  
MaSaNh/P.Class: 1605003/019  
Appraiser: THERESA  
MS Acct: SWEARINGEN  
130915

Situs: 5041 CUMBERLAND CT SE # 16 SALEM, OR 97306

Grantor:  
COCHRAN, CHRISTOPHER ADAM

Grantee:  
FREEMAN, CHRISTINE DENISE

Deed: MS  
Accts In Sale: 1  
Sale Date: 4/22/2024  
Sale Price: 90,000  
Code: 00  
Ratio: 117

Total Sale RMV:  
Land:  
OSD:  
Imp:  
Grand Total: 104920

Attempt	Date/Time	Reason
1 <sup>st</sup>		
2 <sup>nd</sup>		

Contact: Christine Phone/email: \_\_\_\_\_

- Was the property listed on the open market? Days: \_\_\_\_\_ MLS: \_\_\_\_\_ Redfin  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? \$ 3,000 - for repairs  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: red roof maybe flooring in price for repairs

Appraiser: 02 Date: 11/5/24