

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date: 3/10/2025

Acct ID: 131253

MTL: 083W09DC02200P1

Date: 3/25/25

Appr: 02

Prop Class: 019

RMV Prop Class: 019

Situs: 5026 CUMBERLAND CT SE # 26 SALEM, OR 97306

MaSaNh: 16 05 003

Unit: 142606

Year: 2025

Last Date Appraised: 03/11/2020

Appraiser: THERESA SWEARINGEN

Retag: Y N

Tag info:

Owner: FERNANDEZ-HENTZ, CONSUELO &

Roll Type: MS

Cycle Tag

Sales Verification

Other: _____

Inspection level: 1 2 3 4

LCB TTO

INSP

AV: 30900

RMV Land: 0

RMV Imp: 30900

RMV Total: 30900

MAV: 32860

MSAV: 0

SAV: 0

Comment: CUMBERLAND PARK, SPACE #26, MS SERIAL # 09L22891XU, X # X00203151, PERSONAL MS

Notations

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: 1988	Eff Year Blt: 1985	Sq.Ft: 1080	% Complete: 100
Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE				Dimensions: 40x27		RMV: 30900
Func Obsc: 80	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	1080	3	FB-2	1988	1985	SKIRT, ROOF, KIT, BATH - 2
								Exception: Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	5	96	1985	591	0
					Exception: Y N

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



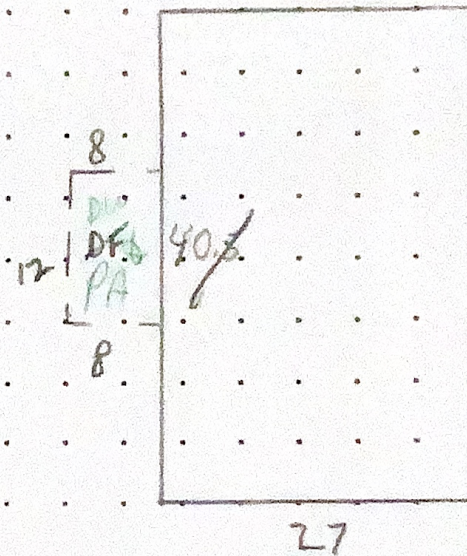
still issues w/
siding/windows/floors

BUILDING DIAGRAM AND CALCULATIONS

ACCT NO: **M131253**

MAP NO:

TAX LOT:



CALCULATIONS: $27 \times 40, \cancel{8} = \cancel{10944}$
1080

SCALE: 1" = 20'

CUMBERLAND PARK #26

MEASUREMENT
VERIFIED

YR BLT: 88

ADDRESS: 5026 CUMBERLAND CT

SALES
Date Amt.

DATE
4-6-90
1-23-97

BY
KRB
DTY

REMARKS:
NV

BUILDER: LIBERTY

3-18-09

DTY

CYCLE NV.



6-20-16 M131253

M131253 083W09DC02200 Appr #: DT4 Date 6-20-16 Prop Class 019 Prop Code T57
 Situs Address 5026 CUMBERLAND CT SE, #26 Franchise Code 04 Year For: 2016-2017
 Owner CLAASSEN, GERALD P & *update IN*
 Notes: visit misc NO change since last visit
 Tags Cycle Sales Verification Other:
 RMV Imp: 26,160 RMV Total: 26,160 M50 Total: 26,160

Seg.Type MA Seg. # 1.1 Method M04 Class 5D Area 1080 Eff Area 1080 Length 40 Width 27
 Make: LIBERTY Model: Intfinish: DRYWL Roof Cover COMP
 Plumbing BATH2 Heat: AC Fireplace: Inter. Comp: H&F,DW,DSP Bedrooms: 3
 Year Built 1988 Eff. Year Built 1999 1985 Cond. P F A G E 1st Func
 Adj Codes MSLCMD Qlty 5 % Comp ____ Func ____ Econ 80 RMV 25,310
 Lump Sum ____ Except Code/Year ____ Comments ____

Accessory Improvements

Seg.Type DF MFD STRUCT Seg. # 1.3 Method: R05 Class Area 96 Eff Area 96
 Length 12 Width 8 Foundation Ex. Wall Roof Cover
 Roof Style Floor Plumbing
 Year Built Eff. Year Built: 1988 1985 Cond. P F A G E % Comp ____ Econ ____ RMV: 470
 Lump Sum ____ Except Code/Year ____ Comments ____

Out Buildings and Skirting

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 134 Eff Area 134
 Length Width Foundation Ex. Wall METAL Roof Cover
 Roof Style Floor Plumbing
 Heat Int. Comp. Elect. Yr. Blt. 1988 Eff. Yr. Blt: 1988
 Cond. P F A G E Adj. Codes % Comp ____ Func ____ Econ ____ RMV: 380
 Lump Sum ____ Except Code/Year ____ Comments ____

3-11-2020
 Condition worse
 1st Head - \$18,000 quote to repair
 Siding has dry rot places
 Facia is wet
 windows leak
 Floors soft
 around toilet
 Kitchen area
 closed area - master
 Kitchen has a step slope to side
 under stairs is leaking
 in Bath Kitchen & closed
 was quoted \$19,000 to install
 insulation & V. Barrier under house
 Toplayer showed pictures of missing
 sub floor in kitchen area