

Tapp

LI

12/8/25

#2

26-27

Improvement Detail

MARION County

For Assessment Year 2025

Account ID 130915
Map 083W09DC00900P1
Mailing FREEMAN, CHRISTINE DENISE
 5041 CUMBERLAND CT SE # 16
 SALEM OR 97306
Situs 5041 CUMBERLAND CT SE # 16 SALEM, OR 97306

Appraiser THERESA SWEARINGEN
Inspected 03/21/2025
Appraisal Area 16-05-003
Stat Class 457 - MANUF STRUCT, CLASS 5, 26' THROUGH 28'
 WIDE DOUBLE

Bldg	Code Area	Year Built	Eff Year	Comp %	% Good	LCM	Value	Taxable			AV	Sqft	
								RMV	RMV	MAV Exception			
1	24010	1987	1999	100	58	231	Tabled	88,840	88,840	40,590	0	40,590	1,188

Rooms: 3 - BD, 2 - FB

Description	Floor Segments			Class	Comp %	OR %	Sqft	RCN
	Yr Blt	Eff Yr	% Good					
First Floor	1987	1999	58	5+	100		1,188	105,099

Improvement Inventory							
F	Description	Qty/Size	RMV	F	Description	Qty/Size	RMV
1st	ABOVE CLASS ROOF	1,188	0	1st	AVERAGE CLASS SKIRTING	0	2,197
1st	AVERAGE CLASS HEATING/COOLING	1,188	0	1st	BATH - FULL	2	4,220
1st	BELOW CLASS KITCHEN	1	1,970				

Accessories					
Description	Eff Yr	Size	Qty	RMV	
DECK	1999	48		612	

Totals	
Description	RMV
First Floor	\$69,344
Inventory	\$0
Accessories	\$612
Calculation	Tabled
Trend	127.00 %
Total RMV	\$88,840

Size Breakdown	
Finished	1,188

Comments 25-26: Cycle; No change, TS
 25-26: SV; Update Inv, TS
 23-24: SV; Update Inv, TS

Demo'd

E mailed Molly + Mindy 12-9-25

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