

lak 2.11.26

Acct ID: 130988 MTL: 083W09DC00900P1 Date: **12/18/25** Appr: **ZH** Prop Class: 019 RMV Prop Class: 019

Situs: 5005 CUMBERLAND CT SE # 3 SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 130988 Year: 2026

Last Date Appraised: 03/25/2025 Appraiser: THERESA SWEARINGEN Tag: Y N Tag info: 2026 - Tags/Permit (MS REMODEL) ✓
 Owner: AZH DEVELOPMENT GROUP LLC Last Sales Date: 08/11/2025 Roll Type: MS
 Cycle Tag **Sales Verification** Other: _____ Inspection level: **1** 2 3 4 **CP** TTO INSP AV: 10000
 RMV Land: 0 RMV Imp: 10000 RMV Total: 10000 MAV: 35060 MSAV: 0 SAV: 0
 Comment: 25-26: Cycle; L3 03.25.25 TS

N/C - KEEP TAG 1/1/26 FOR MS REMODEL
 ✓
 27

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 24010 Stat Class: 457 - Year Blt: 1988 Eff Year Blt: 1988 Sq.Ft: 1080 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 5, 26' THROUGH 28' WIDE DOUBLE Dimensions: 40x27 RMV: 10000
 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: Y N
First Floor	5 -	Finished	1080	3	FB-2	1988	1988	ROOF, SKIRT, HVAC+, KIT, BATH - 2	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	60	1988	475	0	Y N
ROOF EXTENSION OR PATIO COVER	5	60	1988	626	0	Y N

- NO MLS OR RECENT PICTURES ONLINE
- HOME PREVIOUSLY VISITED IN EARLY 2025 : ABANDONMENT
- CONDITION ISSUES WITH HOME AT TIME OF SALE
- VISITED WITH THERESA FOR REMODEL TAG - LEFT CARD WITH WORKERS
- THERESA DOCUMENTED REMODEL WITH NOTES/ PICTURES ON HER OWN "TAG" FIELDSHEET



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 130988

MTL: 083W09DC00900

MaSaNh/P.Class: 1605003/019

Appraiser: THERESA SWEARINGEN

MS Acct: 130988

Date Printed: 11/6/2025

Situs: 5005 CUMBERLAND CT SE # 3 SALEM, OR 97306

Grantor:

JAM SERVICE, LLC

Grantee:

AZH DEVELOPMENT GROUP LLC

Sale ID: Tax Statement RMV
Deed: Land & OSD:
Accts In Sale: Imp:
Sale Date: 8/11/2025 Total: 0
Sale Price: 16000 Ratio (Cert. Total RMV/Sale Price): 0
Condition Code: 020

Attempt	Date/Time	Reason
1 st	12/8/25	LCB
2 nd		

Contact: LEFT CALL BACK Phone/email: _____

- Was the property listed on the open market? Days: _____ MLS: _____ 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: * NO RESPONSE * - ABANDONMENT ACCOUNT

Appraiser: ZH Date: 12/8/25

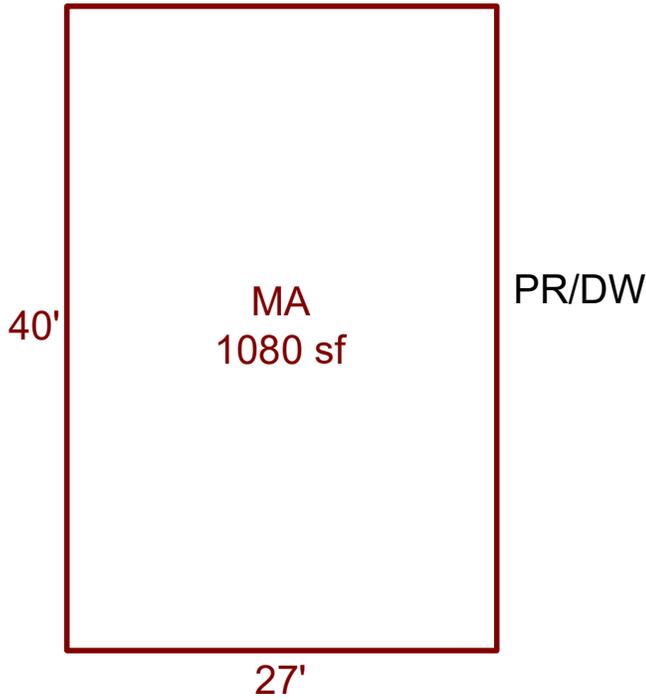
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 130988 Parcel No.: 083W09DC00900
 Property Address: 5005 CUMBERLAND CT SE #3
 City: SALEM County: State: OR ZipCode: 97306
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

130988
083W09DC00900



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MFH	MA	1.0	1080.0	134.0	1080.0
	Net LIVABLE	cnt	1 (rounded)		1,080

COMMENT TABLE 1

DRAWN BY LK 9.12.25

COMMENT TABLE 2

3.25.25 CYCLE TS

COMMENT TABLE 3

Summary Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____ Print Date: 3/10/2025

Acct ID: 130988 MTL: 083W09DC00900P1 Date: 3/25/25 Appr: 02 ts 4-23-25 Prop Class: 019 RMV Prop Class: 019

Situs: 5005 CUMBERLAND CT SE # 3 SALEM, OR 97306 MaSaNh: 16 05 003 Unit: 130988 Year: 2025

Last Date Appraised: 06/20/2016 Appraiser: THERESA SWEARINGEN Retag: Q N Tag info: Repairs ✓✓

Owner: WAGNER, RICHARD E Roll Type: MS

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 35060

RMV Land: 0 RMV Imp: 39800 RMV Total: 39800 MAV: 35060 MSAV: 0 SAV: 0

Comment: CUMBERLAND PARK, SPACE #3, MS SERIAL # ORFLJ48AB08035GH, X # X00199263, PERSONAL MS

Notations Flat Value Renove Trend 25/26

No notation data available.

\$10,000

OSDs No OSD data available.

Land No land data available.

Improvements - Residence / Manufactured Structures

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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	1080	3	FB-2	1988	1988	BATH - 2, KIT, ROOF, SKIRT, HVAC+	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	5	60	1988	488	0	Y N
ROOF EXTENSION OR PATIO COVER	5	60	1988	644	0	Y N

Improvements - Accessory Buildings No improvement data available for all other stat class types.



Photo From Park
Interior - Condition issues
mold in Bath
Holes in walls
could be bad floors

Mussy roof
Sidry
a-wnd.
fill issues